WARRANTY DEED

Karen Johnson Davidson County
Batch# 1053841 **DEEDWARR**
09/25/2023 01 58 42 PM 2 pgs
Fees $13 00 Taxes $4,440 00

20230925-0075241

G-BMR-23-1007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Scott Graden	**PennyMac Loan Services, LLC**	
(NAME)	(NAME)	**105-05-4N-001.00-CO**
1007 Summit Avenue	**3043 Townsgate Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Westlake Village, CA 91361**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DDM PROPERTIES AND INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT GRADEN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Initial SPG

Land situated in Davidson County, Tennessee, being Unit 1007-A, as established in Declaration of Covenants, Conditions and Restrictions for Onethousandseven Summit Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210205-0017166, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Onethousandseven Summit Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20210205-0017166, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to DDM Properties & Investments, LLC by Quitclaim deed from Damani D. Maynie of record in Instrument No. 20210205-0017165 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 05, 2021.
Being a portion of the same property conveyed to Demani D. Maynie by Warranty deed from Barbara Claud Floyd, unmarried of record in Instrument No 20060726-0089826 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 26, 2006.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 180, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210205-0017166, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210310-0031122, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210317-0035121, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1007 Summit Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 20th DAY OF SEPTEMBER, 2023

DDM Properties and Investments, LLC

BY: _____
Damani D Maynie
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAMANI D MAYNIE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of DDM PROPERTIES AND INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 20th of September, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212