WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061139 DEEDWARR
10/17/2023 10 17 05 AM 2 pgs
Fees $13 00 Taxes $1,220 63

20231017-0081357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF Oct, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/08/2027 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Jackson LeBeau and Brooke Alexandra Cassalia	New Owner	
(NAME) 2116 Hobbs Rd #A7	(NAME)	131 02 0A 007 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DMMCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SHAWN F. MEEHAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKSON LEBEAU AND BROOKE ALEXANDRA CASSALIA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A-7 of Hobbs House Condominium Apartments, of record in Plat Book 4595, Page 74, as amended in Plat Book 5200, Page 54, Register's Office, and by Master Deed of record in Book 5289, Page 515, as amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299 and Amendment to ByLaws recorded in Book 6822, Page 893 and Book 7824, Page 974, said Register's Office, to which reference is made for a more complete description of said lot.

Being the same property conveyed to DMMCO, LLC, a Tennessee Limited Liability Company and Shawn F. Meehan, as Tenants in Common, by Warranty Deed from Loren Tucker, Married, of record in Instrument No. 20170705-0067219, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2116 Hobbs Rd #A7, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-23-2116-A7

Witness my hand this 13th day of October, 2023

DMMCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

DENNIS MEEHAN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dennis Meehan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of DMMCO, LLC the within named bargainor, a limited liability company and that he as such the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member

Witness my hand and official seal this 13th day of October, 2023

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Commission expires

_____

Notary Public

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SHAWN F MEEHAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn F Meehan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 13th day of October, 2023

Commission expires

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

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Notary Public