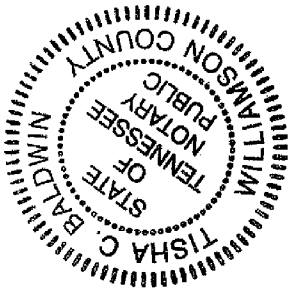
Karen Johnson Davidson County
Batch# 1070342 DEEDWARR
11/13/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $5,050.50
20231113-0088100

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-17566-2023

**WARRANTY DEED**




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2023.

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PIE, LLC<br>1604 Stonewater Dr.<br>Hermitage, TN 37076 | Same address as new owner | 051-06-0-062-00 |

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($1,365,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **D AND A HOLDINGS, LLC,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PIE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Lot 1 Due West Towers Daycare, a plat of which is of record in Instrument No. 20211119-0154019, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Due West Towers LLC, a Tennessee limited liability company, by Quitclaim Deed to Combine Tax Parcels from Due West Towers, LLC, a Tennessee limited liability company, dated November 10, 2020, of record in Instrument No. 20201116-0135006, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to D&A Holdings, LLC, from Due West Towers, LLC by Warranty Deed dated 2/27/2022 and recorded 3/1/2022, of record in Instrument No. 20220301-0023364, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X__ improved property, known as: 1022 South Graycroft Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of November, 2023

GRANTOR(S)

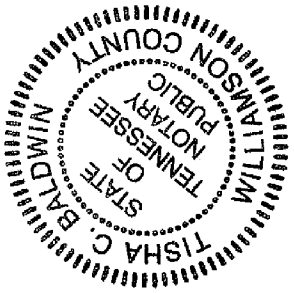
D and A Holdings, LLC, a Limited Liability Company

By: _____
Dustin Marcellino, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Dustin Marcellino, Sole Member of D and A Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of D and A Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Dustin Marcellino, Sole Member of D and A Holdings, LLC as such 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 seal, this the 10th day of November, 2023.




_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on NOV. 10, 23 (date of document).

Jennifer L. Pennell

NOV. 10, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of NOV, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

