WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1071741 DEEDWARR
11/14/2023 01:05:04 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20231114-0088757

File No.: RES-23-5915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. (AFFIX SEAL)

Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Green Goddess Properties, LLC	NEW OWNER	091 09 0 189.00
(NAME)	(NAME)	
1755 Players Mill Road		
Franklin, TN 37067		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **TWO DOGS DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GREEN GODDESS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubdivide of Lot 91 T.M. Nall's Subdivision, of record in Instrument No. 20230111-0002381, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Two Dogs Development, LLC, a Wyoming Limited Liability Company, from Matthew T. Slater, unmarried, and Margarett M. Kimball a/k/a Margarett M. Kimble, a married woman, by Warranty Deed dated April 17, 2023, recorded April 17, 2023, in Instrument No. 20230417-0028083, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5915 Maxon Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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 9th day of November, 2023.

Two Dogs Development, LLC, a Wyoming Limited Liability Company

By: _____, Authorized Signatory
Adam G. LaFevor, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

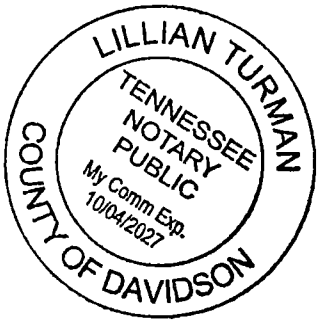
Before me, Lillian Turman of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Signatory of Two Dogs Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Two Dogs Development, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Signatory of Two Dogs Development, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, this 9th day of November, 2023.

_____
Notary Signature

Printed Name: Lillian Turman

My commission expires: 10/4/27



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171