# Warranty Deed

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|---|---|
| Karen Johnson Davidson County<br>Batch# 1074394 DEEDWARR<br>11/22/2023 08:26:30 AM 3 pgs<br>Fees: $18.00 Taxes: $3,355.90<br>20231122-0090823 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $907,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 28th day of November, 2023.<br><br>Notary Public<br><br>My commission expires: 3/1/25 |

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Dickerson RE Group, LLC | New Owner(s) | 041-16-0-067.00 |
| 603 Twilight Bay | | |
| Mt. Juliet, TN 37122 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **T&F TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DICKERSON RE GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

INITIAL MS

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lot 1 of the Flatt Subdivision P.B. 6200 Pg. 963 and Lot 2 of The Belshire Estates Section V P.B. 4995, Pg 40 (Being a Re-Subdivision of Part of Tract No. 3 Belshire Estates Section V Bk. 2133 Pg. 114), of record in Instrument No. 202209230105826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to T & F TN LLC by Special Warranty deed from 47 PROPERTIES LLC of record as Instrument Number 20230313-0017747, Register's Office for Davidson County, Tennessee, dated March 6, 2023 and recorded on March 13, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3736 Dickerson Pike, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of November, 2023.

**T&F TN LLC, a Tennessee Limited Liability Company**

**By:** _____
Name: Anthony G. Cutaia
Title: Member

STATE OF NEW YORK
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony G. Cutaia, Member, 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 Member of T&F TN LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of November, 2023.

LISA CZERNIEJEWSKI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CZ0010260
Qualified in Erie County
Commission Expires June 26, 2027

Lisa Czerniejewski
Notary Public

My Commission Expires: 6-26-27

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/20/23 (date of document).

Affiant Signature

11/20/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY