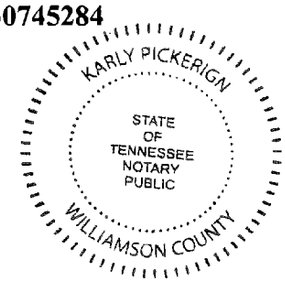
Karen Johnson Davidson County
Batch# 1076594 DEEDWARR
11/30/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20231130-0092330

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230745284** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2023. Notary Public My Commission Expires: 9/21/25

WARRANTY DEED

Address New Owner: David H. Mayer, Trustee of the Tower Moon Trust 1801 West End Ave., Ste 1550 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-05-0-096.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Domestic Builders LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David H. Mayer, Trustee of the Tower Moon Trust, dated November 28, 2023,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Section II, Glendale Park, as of record in Plat Book 1130, page 61, Register's Office for said County, described as follows:

Beginning at a point in the South margin of Tower Place, the common corner of Lots 30 and 31; thence with the line between said lots, Southerly 165.3 feet to a point in the North line of Lot 33; thence with the line between Lots 31 and 32, Easterly 118.5 feet to the Westerly margin of Park Avenue; thence with the margin of said Avenue, Northerly 150.2 feet to the beginning of a curve; thence with said curve, Northwesterly 32.2 feet to the point in the South margin of Tower Place; thence with the margin of the same, Westerly 102.2 feet to the beginning.

Being the same property conveyed to Domestic Builders LLC, Tennessee limited liability company by Quitclaim Deed from Albert Kiteck, dated September 16, 2021 and recorded September 16, 2021 in Instrument No. 20210916-0124870, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 61, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 1361, Page 13, Book 1810, Page 461 and Book 1908, Page 285, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictive covenant for detached structure recorded in Instrument No. 20220815-0092427, Register's Office of Davidson County, Tennessee.

Declaration of restrictions and covenants for SCMs recorded in Instrument No. 20230209-0009512, Register's Office of Davidson County, Tennessee.

This is improved property located at 901 Tower Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 29th day of November, 2023.

Domestic Builders, LLC

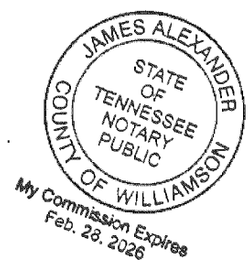
BY: _____
Tanner Rollins, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tanner Rollins, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole member of Domestic Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole member.

Witness my hand, at office, this 28th day of November, 2023.

_____
Notary Public
My Commission Expires:



I, J. Trent Lehman, 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 11/29/23 (date of document).

Affiant Signature

11/29/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY