WARRANTY DEED

Karen Johnson
Batch # 1087833
01/03/2024 09:32:35 AM
Fees: $13.00 Taxes: $2,284.75

Davidson County
DEEDWARR
2 pgs

20240103-0000511

LR-CW-23-804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,500.00.

Affiant

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wright Rentals LLC **DOT Holdings LLC**	**Same as New Owner**	
(NAME)	(NAME)	**083-05-0-210.00**
307A S 10th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DAWN DUCOTE AND KIMBERLY E. BROWN, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WRIGHT RENTALS LLC, A TENNESSEE LIMITED LIABILITY COMPANY WITH 50% INTEREST AND DOT HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY WITH 50% INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 14 on the Plan of Edgewood, E. T. Brown's Subdivision of The Bransford Place of record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Said Lot No. 14 fronts 74 1/2 feet on the Westerly side of North 12th Street and runs back 170 feet on the South line, and 170 1/4 feet on the North line, with the Southerly margin of Seymour, formerly Johnson Avenue, to an alley, and shows 58.4 feet on said alley.

Being the same property conveyed to Dawn Ducote and Kimberly E. Brown, as joint tenants with right of survivorship by Warranty deed from Charles N. Reynolds and Allen A. Fullen, as joint tenants with right of survivorship of record in Instrument No. 20130430-0042761 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 30, 2013.

This conveyance is subject to:
- 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 332, Page 73, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 N 12th Street, Nashville, Tennessee 37206**.

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), 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 the 28th DAY OF DECEMBER, 2023.

Dawn Ducote

Kimberly E. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of December, 2023.

Notary Public
My Commission Expires: 8-20-2024
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY E. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2023.

Notary Public
My Commission Expires: 8-20-2024
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212