20231408R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $570,000.00 Affiant Subscribed and sworn to before me, this the 28th day of December, 2023. Ashley Rae Fort Notary Public My commission expires: 11.02.2026

Karen Johnson Davidson County
Batch# 1089565 DEEDWARR
01/08/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240108-0001569

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Roger A Dahlman	New Owner	**104-11-0-326**
2041 24th Ave. South	2041 24th Ave. S	
Nashville, TN 37212	Nashville, TN 37212	

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, WE,

Becky's Rental LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger A. Dahlman, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 159 and the North 5 feet of Lot No. 103 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place. as of record in Book 421, Page 7, Register's Office for said County.

SAID Lot No. 159 and part of Lot No. 103 fronts 55 feet on the westerly side of 24th Avenue South and runs back between parallel lines, 160 feet into an ally.

Being the same property conveyed to Becky's Rental LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Mark Davis, married, and Debbie Smith, married, as tenants in common and not as joint tenants with right of survivorship of record in Instrument No. 20080108-0002284, Register's Office for Davidson County, Tennessee, dated October 02, 2007 and recorded on January 08, 2008

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 2041 24th Avenue South, Nashville, TN 37212.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 28 day of December, 2023:

Becky's Rental, LLC

By: Debbie Smith
Debbie Smith, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

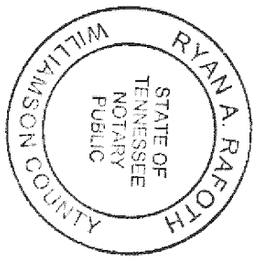
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Debbie Smith , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Becky's Rental LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 27th day of December, 2023.

My Commission Expires: 5/18/24

Notary Public



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/08/2023 .

Affiant Signature

1/08/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

