Karen Johnson Davidson County
Batch# 1093215 DEEDWARR
01/24/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $55.50
20240124-0004582

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2024.

Notary Public

COMMISSION EXPIRES: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Black Chandelier Properties, LLC	Same As New Owner	052-05-0-109.00 052-05-0-204.00
(NAME)	(NAME)	
907 South 12th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Daleco Company, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Black Chandelier Properties, LLC, a North Carolina Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Being the northeasterly 25 feet of Lot No. 6 and the southwesterly 50 feet of Lot No. 7 in Red Bud Terrace Subdivision, a plat of which is of record in Book 843, page 41, Register"s Office for said County, and according to a survey made by Hickerson & Hickerson, Engineers, dated October 24, 1963, said parts of said lots are described together as follows:

Beginning at a point in the southeasterly margin of Red Bud Terrace, salid point being located North 36 deg. 15' East 525 feet from a concrete monument at the intersection of said margin and the northwesterly margin of East Palestine Boulevard; thence with said southeasterly margin of Red Bud Terrace, North 36 deg. 15' East passing an iron pin at 25 feet, a total distance of 75 feet to a point; thence South 52 deg. 44' East 200 feet to a point; thence South 36 deg. 15 West, passing an iron pin at 50 feet, a total distance of 75.0 feet to a point; thence North 52 deg. 44' West 200.00 feet to the point of beginning.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 7 in Red Bud Terrace Subdivision, of record in Book 843, page 41, Register's Office for said County.

Said Lot No. 7 faces 153 feet on the southeasterly margin of Red Bud Terrace; thence in a southerly direction with the meanderings of Gibson Creek to a point where said Creek intersects the southeasterly margin of Red Bud Terrace Subdivision; thence southwesterly 120 feet to the southeasterly corner of Lot No. 6; thence at right angles with the northeasterly line of Lot No. 6, 200 feet to the point of beginning.

Included in the above described parcel 109.00, but EXPRESSLY EXLUDED therefrom, is the portion of property conveyed to William R. Crockett, Sr. and wife, Lula Mae Crockett of record in Book 3923, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daleco Company, a Tennessee partnership by Trustee's Deed from M. Norris Jenkins, Trustee of record in Instrument No. 20001205-0119370, dated December 5, 2000 and recorded December 5, 2000, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles W. Staggs and wife, Patricia Staggs by deed from Dale Commercial Insulation and Construction Company, Inc. f/k/a J.E.B. Construction Co., Inc. of record in Book 10368, page 692, dated December 5, 2000 and recorded on December 5, 2000, Register"s Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as	Red Bud Terrace		Madison , TN	37115
	(House Number) (Street)	(P.O. Address)	(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, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 23rd day of January, 2024.

Daleco Company, a Tennessee Partnership

By: _____
Albert J. Dale, III, Authorized Agent

STATE OF TENESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Albert J. Dale, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Daleco Company, (the "Partnership") the within named bargainor, a Tennessee partnership, and that as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as a Partner.

WITNESS my hand and seal this 23rd day of January, 2024.

_____
Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 23rd day of January, 2024.

Signature 01/23/2024

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 23rd day of January, 2024.

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025