This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21985-DJ

Karen Johnson Davidson County
Batch# 1098277 DEEDWARR
02/06/2024 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20240206-0008271

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,900,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lloyd Soeters 1218 Lipscomb Drive Brentwood TN 37027	New Owner	041-12-0-016.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **D4 Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lloyd Soeters**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract No. 7 marked Reserved for Commercial on the Plan of Section I, Bellshire Estates, as of record in Book 2133, page 125, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 25, 1976, as follows:

BEGINNING on the southerly margin of Bell Grimes Lane at the northeasterly corner of Lot No. 11; thence with the southerly margin of Bell Grimes Lane, eastwardly 200 feet, more or less, to a point which is the southwesterly corner of the intersection of Bell Grimes Lane and a 25-foot Reserved Strip; thence along the westerly margin of said Reserved Strip, South 4 deg. 52' West, 223.64 feet to a point; thence South 87 deg. 22' West, 201.56 feet to a point; thence northerly with the easterly line of said Lot No. 11, 252.96 feet to the southerly margin of Bell Grimes Lane, to the point of beginning.

Being the same property conveyed to D4 Properties, LLC by Warranty Deed from Gary Semanchik, dated January 6, 2018, recorded January 11, 2018, of record in Instrument No. 20180111-0003926, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1103 Bell Grimes Lane, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of January, 2024.

GRANTOR:

D4 Properties, LLC, a Tennessee Limited Liability Company

By: _____
~~Drew Dedo~~, Managing Member
Andrew G. Pa

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Drew Dedo, Managing Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of D4 Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of January, 2024.

Nancy L Mazza
Notary Public Nancy L. Mazza
My Commission expires: 11-12-2026

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2024.

GRANTOR:

D4 Properties, LLC, a Tennessee limited liability company

By: _____
Kasey Dedo, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kasey Dedo, Managing Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Managing Member of D4 Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of January, 2024.

_____
Notary Public
My Commission expires: 9-21-24

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/31/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/31/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

