Karen Johnson Davidson County
Batch# 1109970 DEEDWARR
03/12/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20240312-0016892

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

W-KW-24-114

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)
Etheredge Solutions, LLC	**NEW OWNER**	
(NAME)	(NAME)	**148-07-0-193.00**
1351 Branch Creek Rd		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **DANIEL RAY DOUGLAS AND JEREMY WAYNE DOUGLAS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHEREDGE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 30B on the Plan of Zone Lot Division, Lots 18 nd 21 through 30, Section Four, Bakertown Gardens of record in Plat Book 6250, Page 462, amended in Book 514, Page 747, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30B fronts 32.00 feet on the Easterly margin if Bakertown Road and extends back 169.59 feet on the Northerly line and 196.99 feet on the Southerly line to a broken line in the rear, measuring 41.85 feet thereon.

Being the same property conveyed to Charles H. Douglas Jr. and wife, Melody K. Douglas by Warranty Deed from Rodney C. Waller and wife, Sandra K. Waller of record in Book 9409, page 896, Register's Office for Davidson County, Tennessee, dated July 15, 1994 and recorded on July 18, 1994.

Melody K. Douglas died on January 30, 2013 vesting her interest solely to Charles H. Douglas, Jr. The said Charles H. Douglas, Jr. died intestate on July 31, 2023 vesting his interest to his heirs Daniel Ray Douglas and Jeremy Wayne Douglas as evidenced by Affidavits of Heirship of record in Instrument Nos. 202403120016890 and 202403120016891 Registister's Office for Davidson County, Tennessee. See also the estate of Charles H. Douglas, Jr. in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P1863.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 462 and as amended in Book 6250, Page 747, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6602, Page 113, in the 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: **114 Bakertown Rd., Antioch, Tennessee 37013**.

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 8th DAY OF MARCH, 2024.

Daniel Ray Douglas

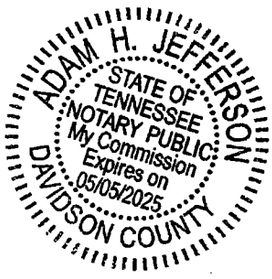
Jeremy Wayne Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL RAY DOUGLAS, 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 8th of March, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

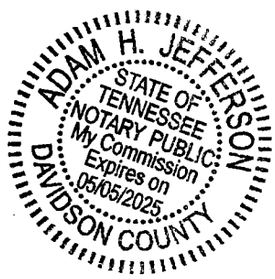


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY WAYNE DOUGLAS, 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 8th of March, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



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

I, Kara Wall, 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 3/8/24 (date of document).

Affiant Signature

Date 3/11/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025