WARRANTY DEED

Karen Johnson Davidson County
Batch# 1111480 DEEDWARR
03/15/2024 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20240315-0018007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024020021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (27)	MAP-PARCEL NO.(S)
Kathleen Brennan	United Wholesale Mortgage, ~~new owner~~ LLC	
(NAME)	(NAME)	
1905 14th Ave N. B	585 South Blvd. E	081-07-0H-00-201 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FIVE HUNDRED NINETY-FIVE THOUSAND AND NO/100 Dollars ($595,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN BRENNAN, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit B on the Plan of 1905 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220420-0045631, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Dy Construction Inc., a Tennessee corporation by Quitclaim Deed from Dy Properties II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220420-0045630 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 20, 2022.

unimproved ☐
This is improved ☒ property, known as 1905 14th Ave N. B, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (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 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. 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.

Executed by my hand this the 11th Day of March, 2024.

DY CONSTRUCTION INC., A TENNESSEE CORPORATION

BY: _____
DeRon Jenkins
Sole Member

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared DeRon Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Sole Member of DY Construction Inc., the within named bargainor, a corporation, and that Deron Jenkins, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as Sole Member of said corporation.

Witness my hand and official seal, this the 11th day of March 2024

_____
Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

True Copy Certification

I, Yvette Meldrum, 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 March 11, 2024.

_____
Signature
March 11, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 11, 2024

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025