WARRANTY DEED

Karen Johnson Davidson County
Batch# 1115938 DEEDWARR
03/27/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20240327-0021330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MARCH, 2024..

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2024030033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MARCUS BELL and ALEXIS BELL	Legacy Home Loans dba Steadfast Mortgage	
(NAME) 627 A WACO	(NAME) 1036 Stearman Dr., Ste. 6	091-05-0-073.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **SIX HUNDRED EIGHTY-NINE THOUSAND AND NO/100 Dollars ($689,000.00)**, 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 **MARCUS BELL AND ALEXIS BELL, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 627 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 627 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230109-0001856, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to DY CONSTRUCTION, INC, A TENNESSEE CORPORATION, by deed from JOHN L. MADDEN, MARRIED AND JUANITA MADDEN, UNMARRIED AND JOHN MADDEN, JR., UNMARRIED, of record in Instrument No. 20230109-0001855, dated January 9, 2023, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 627 A WACO DRIVE, NASHVILLE, TN 37209
(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 26th Day of March 2024.

DY CONSTRUCTION, INC., A TENNESSEE CORPORATION

BY: _____
DeRon Jenkins
Sole Director

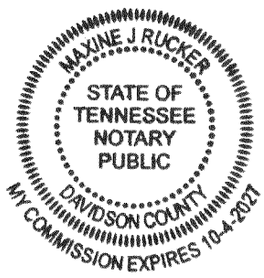
STATE OF Tennessee
COUNTY OF Davidson

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 Director of DY Construction Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that Deron Jenkins, as such Sole Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as Sole Director of said corporation.

Witness my hand and official seal, this the 26th Day of March,2024

_____
Notary Public

My Commission Expires: _____



(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of March, 2024.

Affiant Signature
Date 3/26/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

