WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1117220 DEEDWARR
04/02/2024 10:46:07 AM 9 pgs
Fees: $48.00 Taxes: $1,369.00

20240402-0022805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203
File No.: 2022030072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL(S)
DKAD HOLDINGS, LLC	DKAD HOLDINGS, LLC	
(NAME) PO Box 110592	(NAME) New Owner	072-11-0-062.00
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE HEIRS AT LAW OF PEARL F. FLOYD, THE HEIRS AT LAW OF JESSE R. FLOYD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DKAD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 21, as shown on the map entitled Glenmeade Subdivision, as of record in Book 974, Page 32, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 50 feet on the Easterly side of Glenmeade Drive and runs back between parallel lines 150 feet to a dead line.

TOGETHER WITH all-Easement rights contained in Book 4878, page 567, of record in Register's Office for said County.

Being the same property conveyed to GEORGE LEE FLOYD AND WIFE, PEARL E. FLOYD, AND JESSE R. FLOYD, by deed from BESSIE C. GILLILAND, A WIDOW, of record in Book 3902, page 463, dated June 3, 1963, said Register's Office. GEORGE LEE FLOYD having since died and the property was vested to PEARL E. FLOYD as surviving tenant by the entirety as to a 1/2 interest and JESSE R. FLOYD, as to a 1/2 interest.

Further Being the same property conveyed to PEARL F. FLOYD, by quitclaim deed from JESSE R. FLOYD, of record in Book 5131, page 789, dated December 27, 1976, said Register's Office. See also quitclaim deeds of record in Book 5131, page 783, Book 5131, page 785, Book 5131, page 787, Book 5131, page 791, as corrected in Book 5786, page 81, Book 5131, page 793, Book 5131, page 795, Book 5131, page 797 and Book 5131, page 799, said Register's Office.

PEARL F. FLOYD having since died intestate on or about June 22, 2004. Affidavits of Heirship naming the heirs as Joann Berry, Earline Dotye, Queen Floyd, Nancy Collier, Ephraim Floyd, Gloria Jackson, Virgie Stokes, and Jesse R. Floyd are outlined on Exhibit "A".

The said Jesse R. Floyd having since died intestate on October 2, 2018. Affidavits of Heirship naming the heirs as Joann Berry, Earline Dotye, Queen Floyd, Nancy Collier, Ephraim Floyd, Gloria Jackson, Virgie Stokes, Sheila Henderson, Beverly Carter, Valerie Floyd, and Rochelle Hudson are outlined on Exhibit "A".

Jesse R. Floyd and Jessie R. Floyd being one and the same.

Power of Attorneys of record are outlined on Exhibit "A".

unimproved ☐
This is improved ☐ property, known as 2904 Glenmeade Dr., Nashville, TN 37216
(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.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 29 day of March, 2024.

HEIRS AT LAW OF PEARL F. FLOYD AND JESSE R. FLOYD

BY: Joann Berry by Kenelm Deshawn Floyd as Attorney in Fact by POA
Joann Berry by Kenelm Deshawn Floyd As Attorney in Fact by POA

STATE OF TENNESSEE
County OF Davidson

On, March 29, 2024, before me , a Notary Public for the above State and County, personally appeared Kenelm Deshawn Floyd, to me known to be the person who executed the foregoing instrument on behalf of Joann Berry as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Joann Berry.

Witness my hand, at office, this 29 day of March, 2024.

Notary Public

MAXINE J RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

BY: Gloria Jackson by Kenelm Deshawn Floyd as Attorney in Fact by POA
Gloria Jackson by Kenelm Deshawn Floyd As Attorney in Fact by POA

STATE OF TENNESSEE
County OF Davidson

On, March 29, 2024, before me, a Notary Public for the above State and County, personally appeared Kenelm Deshawn Floyd, to me known to be the person who executed the foregoing instrument on behalf of Gloria Jackson as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Gloria Jackson.

Witness my hand, at office, this 29 day of March, 2024.

Notary Public

MAXINE J RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

BY: Ephraim Floyd by Kenelm Deshawn Floyd as Attorney in Fact by POA
Ephraim Floyd by Kenelm Deshawn Floyd As Attorney in Fact by POA

STATE OF TENNESSEE
County OF Davidson

On, March 29, 2024, before me , a Notary Public for the above State and County, personally appeared Kenelm Deshawn Floyd, to me known to be the person who executed the foregoing instrument on behalf of Ephraim Floyd as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Ephraim Floyd .

Witness my hand, at office, this 29 day of March, 2024.

Notary Public

MAXINE J RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

BY: Nancy Collier by Kenelm Deshawn Floyd as Attorney in Fact by POA

Nancy Collier by Kenelm Deshawn Floyd As Attorney in Fact by POA

STATE OF TENNESSEE
County OF Davidson

On, March 29, 2024, before me, a Notary Public for above State and County, personally appeared Kenelm Deshawn Floyd, to me known to be the person who executed the foregoing instrument on behalf of Nancy Collier as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Nancy Collier.

Witness my hand, at office, this 29 day of March, 2024.

Mary J Rucker
Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2021

BY: Earline Floyd Smith by Queen Floyd as POA

Earline Floyd Smith by Queen Floyd As Attorney in Fact by POA

STATE OF TENNESSEE

County OF Davidson

On, March 29, 2024, before me , a Notary Public for the above State and County, personally appeared Queen Floyd, to me known to be the person who executed the foregoing instrument on behalf of Earline Floyd Smith as Attorney in Fact and who acknowledged that she executed the same as the free act and deed of the said Earline Floyd Smith.

Witness my hand, at office, this 29 day of March, 2024.

Mary J Rucker
Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2021

Queen Floyd
Queen Floyd

STATE OF TENNESSEE
County OF Davidson

On, March 29, 2024, before me, a Notary Public for above State and County, personally appeared **Queen Floyd** to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed .

Witness my hand, at office, this 29 day of March, 2024.

Mary J Rucker
Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2021

Virgie Stokes

STATE OF TENNESSEE
County OF Davidson

On, March 25, 2024, before me, a Notary Public for above State and County, appeared Virgie Stokes to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed .

Witness my hand, at office, this 25 day of March, 2024.

Notary Public

INGRID M JORDAN
Notary Public
Alabama State at Large
My Commission Expires Mar 8, 2026

Heir of George Lee Floyd, Jr. and Buene D. Floyd

Rochelle Hudson

Rochelle Hudson

STATE OF Indiana
COUNTY OF Marion

On, March 24, 2024, before me, a Notary Public for above State and County, personally appeared **Rochelle Hudson** to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed .

Witness my hand, at office, this 24th day of March, 2024.

B Jenee' Green

Notary Public

B JENEE' GREEN
Notary Public, State of Indiana
Marion County
Commission Number NP0716602
My Commission Expires
October 30, 2026

Heir of George Lee Floyd, Jr. and Buene D. Floyd

Sheila Henderson

STATE OF Indiana
COUNTY OF Marion

On, 3-23-2024, before me, a Notary Public for above State and County, personally appeared **Sheila Henderson** to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed.

Witness my hand, at office, this 23 day of March, 2024.

Jonathan W. Gibbs
Notary Public

JONATHAN W. GIBBS
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0677685
My Commission Expires Feb 21, 2032

Heir of George Lee Floyd, Jr. and Buene D. Floyd

Valerie F Floyd

Valerie Floyd

STATE OF INDIANA
COUNTY OF MARION

On, March 23 2024, before me, a Notary Public for above State and County, personally appeared **Valerie Floyd** to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed.

Witness my hand, at office, this 23rd day of March, 2024.

B Jenee' Green

Notary Public

B JENEE' GREEN
Notary Public, State of Indiana
Marion County
Commission Number NP0716602
My Commission Expires
October 30, 2026

Heir of George Lee Floyd, Jr. and Buene D. Floyd

Beverly Carter

Beverly Carter

STATE OF Indiana
COUNTY OF Marion

On, March 24, 2024, before me, a Notary Public for above State and County, personally appeared **Beverly Carter** to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed.

Witness my hand, at office, this 24th day of March, 2024.

B Jenee Green

Notary Public

B JENEE' GREEN
Notary Public, State of Indiana
Marion County
Commission Number NP0716602
My Commission Expires
October 30, 2026

Exhibit "A"

The execution of this instrument is affected by the signature of Kenelm Deshawn Floyd as Attorney-in-Fact for Joann Berry, which Power of Attorney is recorded in Instrument Number 20240402-0022765, said Register's Office.

The execution of this instrument is affected by the signature of Kenelm Deshawn Floyd as Attorney-in-Fact for Gloria Jackson, which Power of Attorney is recorded in Instrument Number 20240402-0022766, said Register's Office.

The execution of this instrument is affected by the signature of Kenelm Deshawn Floyd as Attorney-in-Fact for Ephraim Floyd, which Power of Attorney is recorded in Instrument Number 20240402-0022767, said Register's Office.

The execution of this instrument is affected by the signature of Kenelm Deshawn Floyd as Attorney-in-Fact for Nancy Collier, which Power of Attorney is recorded in Instrument Number 20240402-0022768, said Register's Office.

The execution of this instrument is affected by the signature of Queen Floyd as Attorney-in-Fact for Earline Floyd Smith, which Power of Attorney is recorded in Instrument Number 20240401-0022189, said Register's Office.

THE HEIRS AT LAW OF PEARL F. FLOYD- Affidavits of Heirship of record in Instrument Numbers 20240402-0022769, 20240402-0022773, 20240402-0022777, 20240402-0022770, 20240402-0022774, 20240402-0022778, 20240402-0022771, 20240402-0022775, 20240402-0022779, 20240402-0022772, 20240402-0022776, 20240402-0022780, in the Register's Office for Davidson County, TN.

THE HEIRS AT LAW OF JESSE R. FLOYD - Affidavits of Heirship of record in Instrument Numbers 20240402-0022781, 20240402-0022785, 20240402-0022789, 20240402-0022782, 20240402-0022786, 20240402-0022790, 20240402-0022783, 20240402-0022787, 20240402-0022791, 20240402-0022784, 20240402-0022788, 20240402-0022792, in the Register's Office for Davidson County, TN.

HE HEIRS AT LAW OF GEORGE LEE FLOYD, JR, AND THE HEIRS AT LAW OF BUENE D. FLOYD- Affidavits of Heirship of record in Instrument Numbers 20240402-0022793, 20240402-0022797, 20240402-0022801, 20240402-0022794, 20240402-0022798, 20240402-0022802, 20240402-0022795, 20240402-0022799, 20240402-0022803, 20240402-0022796, 20240402-0022800, 20240402-0022804, in the Register's Office for Davidson County, TN.

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