WARRANTY DEED

Karen Johnson Davidson County
Batch# 1131262 DEEDWARR
05/06/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20240506-0033076

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2024-0461

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalton Harper Steele and Nicole Joy Touchstone	Fairway Independent Mortgage Corporation	080-08-0-447.00
(NAME)	(NAME)	
2829 Hydes Ferry Road	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Carrolllton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Papermill Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dalton Harper Steele and Nicole Joy Touchstone Steele, a married couple,** 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. 25 on the Plan of River Meadows, Section 2 of record in Plat Book 11700, Page 21, 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 the same property conveyed to Papermill Holdings, LLC, A Tennessee Limited Liability Company by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20231228-0099848 Register's Office for Davidson County, Tennessee, dated December 19, 2023 and recorded on December 28, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee.

This property, known as 2829 Hydes Ferry Road, Nashville, TN 37218
(House Number) (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.

Witness my/our hand(s) this 2nd DAY OF May, 2024.

Papermill Holdings, LLC, a Tennessee limited liability company

BY: _____
David Duryea, Member

BY: _____
Elizabeth Duryea, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Duryea and Elizabeth Duryea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Members of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of May, 2024.

_____
Notary Public

My commission expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, **Pam Autry,** 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 2 day of May, 2024.

Affiant Signature

Date 5/2/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

