Karen Johnson Davidson County
Batch# 1135536 DEEDWARR
05/16/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20240516-0036152

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447505** SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $3,300,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2024. Notary Public My Commission Expires: 3/20/2028

WARRANTY DEED

Address New Owner: Jordan Zimmerman and Terry Zimmerman 4513 Shys Hill Road Nashville TN 37215	Send Tax Bills To: New Owner 720 Pelican Point Cove Boca Raton, FL 33431	Tax Information: Tax Parcel ID No. 131 07 0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DSRM, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Zimmerman and Terry Zimmerman, joint tenants with full right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of 4511 Shys Hill, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4511 Shys Hill, a Horizontal Property Regime, of record in Instrument No. 20230203-0008080, and Amendment recorded in Instrument No. 20240327-0021255 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 part of the same property conveyed to DSRM, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Paul F. Bucchi, A Married Man, of record in Instrument No. 20220810-0090891, in the Register's Office of Davidson County, Tennessee, dated August 04, 2022 and recorded on August 10, 2022.

Being the same property conveyed to Paul F. Bucchi, A Married Man, by Warranty Deed from James A. McKanna, An Unmarried Man, of record in Instrument No. 20220517-0056468, in the Register's Office of Davidson County, Tennessee, dated May 16, 2022 and recorded on May 17, 2022.

Being a part of the same property conveyed to James A. McKanna and wife, Vivien A. Casagrande, by Warranty Deed from George P. Van and wife, Janine Van, of record in Book 6701, Page 824, in the Register's Office of Davidson County, Tennessee, dated October 17, 1985 and recorded on November 05, 1985. The said Vivien A. Casagrande, died on January 21, 2017, leaving James A. McKanna as surviving tenant by the entirety.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: "131 07 3C 001.00"
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Seven Hills, Section 5, as recorded in Plat Book 2845, Page(s) 108 and Amended in Book 5153, Page 192.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230203-0008080 and Amendment recorded in Instrument No. 20240327-0021255.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2798, Page 361.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20240123-0004404.

Easement for Right of Way, recorded in Book 10302, Page 662.

This is improved property located at 4513 Shys Hill Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2024.

DSRM, LLC, a Tennessee limited liability company

By: _____
Ryan Miller, Authorized Member

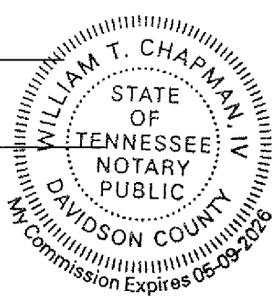
STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of DSRM, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of May, 2024.

_____
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Russell J. McCann, 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

5/15/24.

Date

Affiant Signature

May 15, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 15th day of May, 2024

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)