Karen Johnson
Batch # 1142590
06/04/2024 09:20:51 AM
Fees: $13.00 Taxes: $3,311.50
Davidson County
DEEDWARR
2 pgs
20240604-0041506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $895,000.00

Amy Clark
AFFIANT

SUBSCRIBED AND SWORN TO ME ~~ON 05/31/2024~~

Theresa R. Mills
NOTARY PUBLIC

MY COMMISSION EXPIRES 1/23/2028

THERESA R. MILLS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3275

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Dharma Nashville, LLC, a Tennessee limited laibility company	**NEW OWNER**	062-00-0-262.00
1581 Rembrandt Dr		
Clarksville, TN 37040		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Vineyard Homes LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dharma Nashville, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on the Plan of Preliminary and Final Plat for Baize Property of record in Plat at Instrument No. 20050802-0090345, 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 Vineyard Homes LLC, a Tennessee limited liability company by Warranty Deed from William L. Baize and wife, Dorcas Baize of record in Instrument No. 20150515-0044817 Register's Office for Davidson County, Tennessee, dated May 14, 2015 and recorded on May 15, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4126 Pennington Bend Road Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on May 31, 2024.

Vineyard Homes LLC, a Tennessee Limited Liability Company

By: _____
Joshua Walton, Member

By: _____
Rebecca Walton, Member

STATE OF COLORADO

COUNTY OF Las Animas

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joshua Walton and Rebecca Walton, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Vineyard Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this May 31, 2024.

CAROL M BRIMMEIER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19944011348
MY COMMISSION EXPIRES JUL 14, 2026

_____
Notary Public

My Commission Expires: 7/14/2026

File #: 2024-3275

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027