Karen Johnson
Batch # 1147648
06/17/2024 08:13:50 AM
Fees: $18.00 Taxes: $1,039.70

Davidson County
DEEDWARRSP
3 pgs

20240617-0044838

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater. for this transfer is $281,000.00 Affiant Subscribed and sworn to before me. This 5th day of June, 2024. Notary Public My Commission Expires: 11/05/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
DHB R, LLC and L&L TN R, LLC **Still Pond Rd** **Columbia, TN 38401**	New Owners	018-12-0-046.00

This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

For and in consideration of the sum of One Dollar and Zero Cents ($1.00) cash in hand paid, know all persons by these presents, **Michelle Poss, administrator of the Estate of Ethel Loggins**, (hereinafter referred to as "Grantor") does hereby transfer, and convey unto **DHB R, LLC, a Wyoming Limited Liability Company and L&L TN R, LLC, a Wyoming Limited Liability Company** (hereinafter referred to as the "Grantees"), Grantees' successors and assigns, all of the interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Mansker Heights, Section 2, Revised, as of record in Book 3106, page 43, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Fannin Drive, the common corner of Lots Nos. 40 and 41; thence westerly with the line between said two lots 291.2 feet to a point; thence north 1 degree 45' east 129.1 feet to a point in the south margin of Vecchione Drive; thence easterly with the margin of the same

277.8 feet to a monument at the beginning of a curve; thence southeasterly around said curve 39.27 feet to a monument in the west margin of said Fannin Drive; thence southerly with the margin of the same 103 feet to the point of beginning.

Being the same property conveyed to Ethel Loggins by Quitclaim Deed from Michael D. Loggins, in record of Instrument No. 20080912-0093615, said Register's Office. Ethel Loggins has since died on April 25, 2023, and title vested in Estate of Ethel Loggins, by the order of the Seventh Circuit Court of Davidson County, Tennessee.

This sale has been approved by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in an order executed on May 31, 2024 in Case No. 23P2341.

This is improved property known as 317 Fannin Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 2024 Taxes for Davidson County, a lien not yet due and payable. Map & Parcel 018-12-0-046.00.
2. 2024 Taxes for Davidson County, a lien not yet due and payable.
3. Any and all matters appearing on the plan of record in Book 3106, page 43, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantees, Grantees' successors and assigns, forever. Grantor covenants and binds itself, its heirs and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantees' Successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor in his capacity as Personal Representative, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 5 day of June 2024.

Grantors:
Estate of Ethel Loggins

Michelle Poss as Administrator
By: Michelle Poss, as Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Michelle Poss, Administrator for The Estate of Ethel Loggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator for the Estate of Ethel Loggins, and as such Administrator acknowledged the she is authorized to execute the foregoing instrument on behalf of the Estate of Ethel Loggins, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name Michelle Poss as Administrator.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of June, 2024.

Notary Public

My Commission Expires: 11/03/2025

