SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164845 DEEDWARRSP
08/01/2024 10:49:30 AM 6 pgs
Fees: $33.00 Taxes: $3,422.50
20240801-0058368

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/05/25

(AFFIX SEAL)

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 2nd Ave North, Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Bridge, TN, LLC	Same	103 02 0 153.02
(NAME) 1731 Forrest Crossing Cir.		
(ADDRESS) Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

DMB PROPERTIES, LLC
A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WHITE BRIDGE TN, LLC
A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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.

Signature Page to Follow

Witness my hand this 22nd day of July, 2024.

DMB PROPERTIES, LLC
A Tennessee Limited Liability Company

By: David M. Baldwin
Name: David M. Baldwin
Title: Authorized Member

State of Tennessee)
County of Davidson **)**

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Baldwin, 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 of DMB Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized member.

Witness my hand, at office, this 22nd day of July, 2024.

Charlotte E. Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
MAY 05, 2025

EXHIBIT A

Land lying and being in the 24 Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, fronting on the easterly margin of White Bridge Road, bounded on the north by David A. and Virginia K. Bloodworth of record in Deed Book 10458, page 453, on the east by William Ackerman and Patrick Waggoner, Trustees, of record in Deed Book 11199, page 466, and on the south by Stephen K. Rush and Phillip V. Rush of record in Instrument No. 20010316-25273 and Deed Book 9927, page 598, being more particularly described, according to survey by Charles B. Moseley, Jr., T.R.L.S. No. 778, dated October 7, 2002, as follows:

Beginning at a point on the easterly margin of White Bridge Road, northwest corner to Stephen K. Rush and Phillip V. Rush; thence, with said easterly margin, N 11°00' W 60.00 feet to an iron pin at the Bloodworth's southwest corner; thence, with Bloodworth's southerly line, S 86°11'35" E 106.63 feet to an iron pin at Bloodworth's southeast corner and on Ackerman's and Waggoner's westerly line; thence, with the said westerly line, S 12°51'35" E 62.92 feet to an iron pin at Rush's northeast corner; thence, with Rush's northerly line, N 85°00'09" W 109.37 feet to the point of beginning.

Being the same property conveyed to DAVID BALDWIN by deed from 284 WHITE BRIDGE ROAD, LLC, of record as Instrument No. 20040929-0117232, dated September 24, 2004, said Register's Office.

DAVID M. BALDWIN, BEING ONE AND THE SAME PERSON AS DAVID BALDWIN, further conveyed said property by Quitclaim Deed to DMB PROPERTES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20050302-0023076, dated February 15, 2005, said Register's Office.

EXHIBIT B

1. Davidson County Taxes for the year 2024 a lien not yet due or payable.
2. Matters shown on the Plan of record in Plat Book 161, page 164, said Register's Office.
3. Subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record (3) all subdivisions, condominiums, assessments, covenants, by-laws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2024.
Date

Affiant Signature

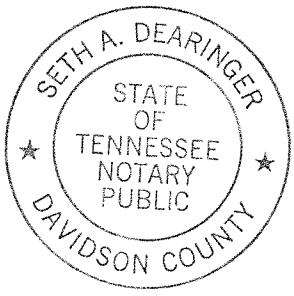
July 31, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of July, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date



Notary Seal (if on paper)