Karen Johnson Davidson County
Batch# 1165854 DEEDWARR
08/02/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240802-0058920

Name and Address of New Owner:
John Dillon Bell
101 Stirton Rd.
Nashville, TN 37210
Send Tax Bills To:
New owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 119-03-0-066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Express Drywall, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Dillon Bell, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The Following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 40 on the Plan of Crescent Heights, of record in Plat Book 2331, Page 106, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Express Drywall LLC, a Limited Liability Company by Warranty Deed from from Blade Homes LLC, a Texas Limited Liability Company, dated August 25, 2023, of record in Instrument No. 20230829-0067405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 101 Stirton Road, Nashville, Tennessee, 37210

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2024.

Express Drywall, LLC, a Tennessee Limited Liability Company

By: Cesar J Lopez Member
Cesar J. Lopez, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Cesar J. Lopez, Member of Express Drywall, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Express Drywall, LLC, the within named bargainor, a Limited Liability Company, and that such Cesar J. Lopez, Member of Express Drywall, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of July, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature

My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2024.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 7/30/2024.

Affiant Signature – Joshua A. Terry

8/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27