WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1170525 DEEDWARR
08/16/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20240816-0062855

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.. 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024070109

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nelson Dixon	Mutual Of Omaha Mortgage, Inc.	
(NAME)	(NAME)	
1916B 14th Ave N	3131 Camino Del Rio North, #1100	081-07-0G-002.01 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY THOUSAND AND NO/100 Dollars ($590,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, LLC, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NELSON DIXON, III, an unmarried man,**, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 1916B on the plan of 1916-1918 14th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1916-1918 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220420-0045629, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to DY PROPERTIES II, LLC, by deed from LEON BOWMAN AND SPOUSE ERNESTINE D. BOWMAN, of record in Instrument No. 20051220-0152685, dated December 19, 2005, said Register's Office.

Being part ofthe same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DONALD ELLIS AND SPOUSE, JANET ELLIS, of record in Instrument No. 20051220-0152686, dated December 19, 2005, said Register's Office.

Being part of the same property conveyed to DERON JENKINS, by quitclaim deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070618-0072685, dated June 14, 2007, said Register's Office.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DERON JENKINS, of record in Instrument No. 20071129-0138533, dated November 29, 2007, said Register's Office.

Being a portion of the same property conveyed to AFFORDABLE HOUSING SOLUTIONS,LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110113-0003782, dated January 13, 2011, said Register's Office.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from URBAN AFFORDABLE HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 2011130-0093189, dated January 13, 2011, said Register's Office.

Being a portion of the same property conveyed to DY CONSTRUCTION INC., A TENNESSEE CORPORATION, by quitclaim deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220420-0045628, dated April 20, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1916B 14th Ave N, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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.

Executed by my hand this the 9th Day of August, 2024.

DY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
DeRon Jenkins

STATE OF Tennessee

County OF Davidson

Before Me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that DeRon Jenkins as Sole Member of DY Construction, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Sole Member.

Witness my hand and official seal, this the 9th Day of August, 2024.

_____
Notary Public

My Commission Expires: 08-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 08/09/24.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 08/09/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 9th day of August, 2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026