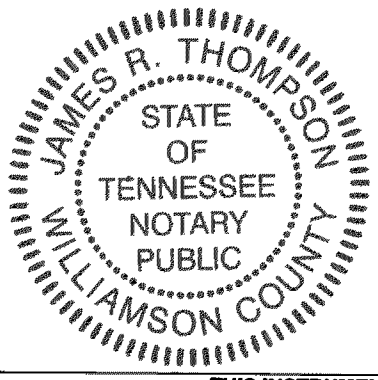


STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2024.

Notary Public
My commission expires:
6-18-25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
John Olson Pettit	Churchill Mortgage	**13301026400**
3509 Mays St	1749 Mallory Lane, Ste 100	
Nashville, TN 37211	Brentwood, TN 37027	

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

DR Investing Group, LLC and Michael B Camp, III and Steve C Allemore, Jr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Olson Pettit, 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 Lot No. 450, Plan of Sunrise Heights, Second Plan, of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to DR Investing Group, LLC, Michael B Camp, III, & Steve C Allemore, Jr, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated December 12, 2023, of record in Instrument No. 20231215-0096836, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Johnson Davidson County
Batch# 1172399 DEEDWARR
08/21/2024 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240821-0064002

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3509 Mays St, Nashville, TN 37211.

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 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.

DR Investing Group, LLC, a Tennessee Limited Liability Company

By: _____
Robert H. Russell, Jr., Authorized Signor

_____ Date: 8-19-24
Michael B Camp, III

_____ Date: 8-19-24
Steve C Allemore, Jr

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Michael B Camp, III, and Steve C Allemore, Jr, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of August, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 4.19.26

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert H. Russell, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Authorized Signor of DR Investing Group, LLC, and that they are authorized by DR Investing Group, LLC, to execute this instrument on its behalf.

Witness my hand, at office, this 19 day of August, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 4.19.26

Certificate of Authenticity

I, Nick Harris, 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 **August 19, 2024**.

Affiant Signature

8/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY