WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Gregory Scott Stevenson Jr.	SEND TAX BILLS TO: CMG Home Loans	MAP-PARCEL NUMBERS
(NAME) 300 Aurora Avenue	(NAME) 3160 Crow Canyon Rd. #400	03414007100
(ADDRESS) Madison, TN 37115	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **DS Investments & Rentals LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Scott Stevenson Jr., a married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 91, on the Plan of STANLEY HEIGHTS, as of record in Plat Book 3300, Page 74,Register's Office for Davidson County, Tennessee. Said Lot No. 91 fronts 76.0 feet on the Southeasterly margin of Aurora Avenue and runs back 67.4 feet on the Southwesterly line and 113.3 feet on the Northeasterly line to a dead line in the rear on which it measures 88.8 feet.

Being a portion of the same property conveyed to DS Investments & Rentals, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated July 19, 2024, and being of record at Instrument No. 20240725-0056119, in the amount of $188,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 300 Aurora Ave Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1179534 DEEDWARR
09/10/2024 10:09:22 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20240910-0069632

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.

Witness my hand this 4th day of September, 2024.

DS Investments & Rentals LLC,

By: Ethan Daniels, Member

By: Brian Stringer, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ethan Daniels and Brian Stringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of DS investments & Rentals, LLC., the within named bargainor, a Limited Liability Company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

WITNESS my hand and official seal at office this 4th day of September, 2024.

Notary Public

My Commission Expires: 9/30/2024

