~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater, is $1,800,000.00.

Affiant

Subscribed and sworn before me this the 30th day of September, 2024.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch # 1188271 DEEDWARR
10/01/2024 10:06:19 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20241001-0075855

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy Brooksbank 2921 A 22nd Ave South Nashville, TN 37215	New Owner	117-06-0-023.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DDT INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMY BROOKSBANK AND KALEIGH BROOKSBANK, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being Unit A of 2921 22nd Avenue South Residences, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2921 22nd Avenue South Residences, a Horizontal Property Regime with Private Elements of record in Instrument Number 20230809-0061613, amended in Instrument Number 20230905-0069273, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to amendment of said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to DDT Investments, LLC, by Warranty Deed from Cobalt Lot Inventory, LLC, dated 10/06/2023 and recorded 10/13/2023 in Instrument No. 20231013-0080315, in the Register's Office of Davidson County, Tennessee.

Also being a portion of the same property conveyed to Cobalt Lot Inventory, LLC by Warranty Deed from Bars Hooper Holdings, LLC of record as Instrument Number 20230809-0061701, Register's Office for Davidson County, Tennessee, dated 08/04/2023, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2921 A 22nd Ave South, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of September, 2024.

DDT Investments, LLC

BY: _____
Jarod DeLozier, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jarod DeLozier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the manager of the within named bargainor, DDT Investments, LLC, a limited liability company, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jarod DeLozier as such manager.

Witness my hand and official seal on this the 30th day of September, 2024.

My Commission Expires: 6/14/2026 _____

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON