398

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1208926 DEEDWARR
11/27/2024 02:00:10 PM 2 pgs
Fees: $13.00 Taxes: $13,190.50

20241127-0092996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE MILLION FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (3,565,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/3/28

(AFFIX SEAL)

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
DTV COLLECTIVE TRUST DATED SEPTEMBER 24, 2018 (NAME)	**NEW OWNER** (NAME)	**129 02 0 016.00**
6525 Jocelyn Hollow Road Nashville, TN 37205 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of November, 2024, the undersigned, **6525 JOCELYN HOLLOW RD., LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **FRANK SELVAGGI, TRUSTEE OF DTV COLLECTIVE TRUST DATED SEPTEMBER 24, 2018,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of **6525 JOCELYN HOLLOW ROAD, NASHVILLE, TN 37205** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 785 on the Plan of WEST MEADE FARMS, INC., SECTION VIII, of record in Plat Book 2331, Pages 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to 6525 Jocelyn Hollow Rd., LLC, by Warranty Deed from Robert J. Terry and Melanie R. Terry, husband and wife, of record in Instrument No. 20230414-0027372, in the Register's Office of Davidson County, Tennessee, dated April 11, 2023, and recorded on April 14, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of November, 2024.

GRANTOR: 6525 JOCELYN HOLLOW RD., LLC
BY: BEN BURDITT
ITS: AUTHORIZED AGENT BY CONSENT ACTION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BEN BURDITT** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent by Consent Action for **6525 JOCELYN HOLLOW RD., LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **6525 JOCELYN HOLLOW RD., LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Agent by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent by Consent Action.

WITNESS my hand, at office, on this 26th day of November, 2024.

Notary Public

My Commission Expires

