WARRANTY DEED

Karen Johnson Davidson County
Batch# 1220005 DEEDWARR
12/26/2024 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20241226-0099821

File #24-PA-0323-P

(SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 11/15/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jana Dowling and Daphne Willis	**New Owner**	
(NAME)	(NAME)	
323 Hancock Street		**082 07 0 183.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN PATTON DONOVAN AND LISA MARIE DONOVAN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

D & W MANAGEMENT HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of EAST NASHVILLE REAL ESTATE COS PLAN OF LOTS of record in Plat Book 57, Page 11, 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 John Donovan and Lisa M. Rierson, husband and wife, by Warranty Deed from Christopher M. Leonard and wife, Dawn Brimm nka Dawn Brimm-Leonard, of record in Instrument No. 20140417-0032184, in the Register's Office of Davidson County, Tennessee, dated April 14, 2014, and recorded on April 17, 2014.

The said Lisa M. Rierson is now known as Lisa Marie Donovan.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST NASHVILLE REAL ESTATE COS PLAN OF LOTS, as recorded in Plat Book 57, Page(s) 11.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 323 Hancock Street, Nashville, TN 37207.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th day of December, 2024.

John Patton Donovan

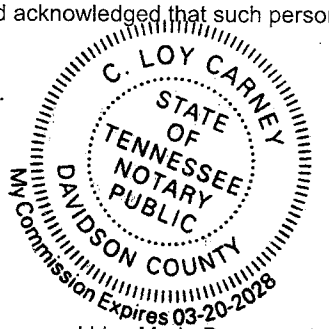
Lisa Marie Donovan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2024, before me personally appeared John Patton Donovan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

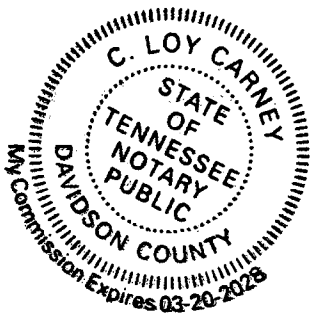


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2024, before me personally appeared Lisa Marie Donovan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 12/19/24.

Affiant Signature – Joshua A. Terry

12/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/20/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27