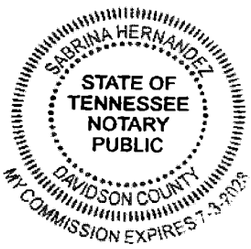
Karen Johnson Davidson County
Batch# 1220861 DEEDWARR
12/27/2024 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20241227-0100446

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

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

Notary Public

My commission expires: 7-3-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Douglas Properties, LLC	New Owner(s)	132-10-0-053.00
1100 Clover Hill Lane		
Knoxville, TN 37922		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRETT DIAZ AND GWENDOLYN DIAZ, CO-TRUSTEES OF OUR COWS TRUST DATED MAY 11, 2022**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), 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. 9 on the Plan of W. M. Farris Subdivision of record in Plat Book 1424, Page 27, 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 Brett M. Diez, a married man by Warranty Deed from Michael James Rochelle and wife, Leeanne C. Rochelle of record in Instrument No. 20201221-0151304 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 21, 2020. and Scrivener's Affidavit record on March 31, 2021 recorded in Instrument No. 20210331-0042188.

Being the same property conveyed to Brett Diaz and Gwendolyn Diaz, Co-Trustees of Our Cows Trust, dated May 11, 2022 by Quitclaim Deed from Brett M. Diaz, a married man of record in Instrument No. 20220705-0077296 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on July 05, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 834 Battery Lane, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2024.

Our Cows Trust dated May 11, 2022

By: _____
Brett Diaz, Co-Trustee

By: _____
Gwendolyn Diaz, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, Co-Trustee and Gwendolyn Diaz, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of Our Cows Trust dated May 11, 2022, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2024.

_____
Notary Public

My Commission Expires: 5.5.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 20. 2024.

Affiant Signature

27th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412270100446