RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-27696-25

Karen Johnson Davidson County
Batch# 1231907 DEEDWARR
01/30/2025 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250130-0007001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2025

NOTARY PUBLIC

My commission expires: 6/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
DARCO-TENNESSEE, LLC 3871 Crest Drive Yorba Linda, CA 92886	NEW OWNER	081020K00200

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TEN THOUSAND AND 00/100 Dollars ($410,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SARAH ELIZABETH BRYANT, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DARCO-TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2201 24th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument #20160510-0046343, and being shown on Plat attached thereto as Exhibit B, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah Elizabeth Bryant, unmarried, from Elizabeth Ferrell, unmarried, by Warranty Deed dated July 21, 2020 and recorded July 29, 2020 in Instrument #20200729-0083102, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2201D 24th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of January, 2025

GRANTOR(S)

Sarah Elizabeth Bryant

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ARLINGTON

Personally appeared before me, a Notary Public, Sarah Elizabeth Bryant, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of JANUARY 2025.

Notary Public

LAURA GAIL HAMERLING
NOTARY PUBLIC
REGISTRATION # 7340998
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2028

LAURA GAIL HAMERLING
Printed Notary Name

My commission expires: 9-30-2028

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 1/28/25 (date of document).

Affiant Signature

1/29/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON