WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23772-DS

Karen Johnson Davidson County
Batch# 1233063 DEEDWARR
02/03/2025 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20250203-0008089

WARRANTY DEED

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/20/2028

File No. AD-25-8656

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2025

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Billings and Amy D. Billings	New owner	
(NAME)	(NAME)	
1337 Timber Valley Drive		108-12-0B-089.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **D & A Properties,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Billings and Amy D. Billings, a married couple,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 188, on the Plan of Harborview, Section Two, Phase I-A, as of record in Plat Book 6900, Pages 756, 757, and 758, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Siu-Ching Suen and wife, Rosemary Suen by Warranty Deed from Shirley Bridges and husband, Jeffrey Bridges of record in Instrument No. 20040504-0050622 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 04, 2004.

Rosemary Suen died on or about April 07, 2016, leaving Siu-Ching Suen as the surviving tenant by the entirety.

Being the same property conveyed to D&A Properties, LLC by Quitclaim Deed from Siu-Ching Suen, unmarried of record in Instrument No. 20170214-0015190, Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on February 14, 2017, Scrivener's Affidavit recorded on February 17, 2017 in Instrument No. 20170217-0016665, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1337 Timber Valley Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 3rd day of February, 2025.

D & A Properties LLC, a Tennessee Limited Liability Company

By: _____
Dennis Lee Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Simmons of the state and county mentioned, personally appeared Dennis Lee Payne of D & A Properties, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of D & A Properties, the within named bargainor, a Limited Liability Company, and that such Dennis Lee Payne of D & A Properties as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Nashville, TN this 3rd day of February, 2025.

_____
Notary Signature

Printed Name: Sarah Simmons

My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/3/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/3/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

