WARRANTY DEED

Karen Johnson
Batch # 1237722
02/14/2025 10 38 52 AM
Fees $13 00 Taxes $4,162 50

Davidson County
DEEDWARR
2 pgs

20250214-0011311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm Exp 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
6707 HWY 100, LLC	6707 HWy 100, LLC	
(NAME) 1200 Forrest Park Dr.	(NAME) 1200 Forrest Park Dr.	**129-12-0-133.00**
(ADDRESS) Nashville TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **BENJAMIN POWER DUBOSE AND WIFE, EMILY DUBOSE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **6707 HWY 100, 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 32 on the Plan of Cheekwood Estates of record in Plat Book 2663, Page 103, 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 Benjamin Power DuBose and wife, Emily DuBose by Warranty deed from Thant Leong, unmarried and Saw T Leong, married of record in Instrument No 20190619-0059216 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 19, 2019

This conveyance is subject to·

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 103, Register's Office for Davidson County, Tennessee.
- Shows an owners certificate, a 120 foot minimum set back line from Highway 100 and a 10 foot easement for publicutility purposes along the rear and southerly side lines of said lot
- Easements of record in Book 4813, Page 147, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **6707 Highway 100, Nashville, Tennessee 37205**

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 13 DAY OF FEBRUARY, 2025

Benjamin Power Dubose

Emily Dubose by Benjamin Powers Dubose as Attorney-in-Fact

Instrument No 20250214 0011311 recorded on Feb. 14, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN POWER DUBOSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN POWER DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of EMILY DUBOSE, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY DUBOSE

Witness my hand and official seal, this the 13th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212