Karen Johnson Davidson County
Batch# 1241885 DEEDWARRSP
02/27/2025 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20250227-0014676

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
DOORS HOLDINGS 2024 LLC, A DELAWARE LIMITED LIABILITY COMPANY	**DOORS HOLDINGS 2024 LLC, A DELAWARE LIMITED LIABILITY COMPANY**	**059-15-0A-0.81.00-CO**
15771 RED HILL AVE, Suite 100	**15771 RED HILL AVE**, Suite 100	
TUSTIN, CA 92780	**TUSTIN, CA 92780**	

This Deed executed this 25th day of February 2025 for and in consideration of **Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DANETTE LACKESHA MAHABEER,, MARRIED** has/have this day bargained and sold, and do hereby transfer and convey unto the said **DOORS HOLDINGS 2024 LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

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. 162 ON THE PLAN OF PHASE THREE, CHATEAU VALLEY, OF RECORD IN INSTRUMENT NO. 20001103-0109136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANETTE LACKESHA MAHABEER, MARRIED BY WARRANTY DEED FROM DONNA EGUAKUN, ADMINISTRATOR OF THE ESTATE OF BARBARA JEANETTE DOUGLAS OF RECORD IN DOCUMENT NO. 20210806-0106122, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 5, 2021 AND RECORDED ON AUGUST 6, 2021 .

Property known as: **3301 WILLIAM BAILEY DRIVE, NASHVILLE, TN 37207.**
This instrument was prepared without the benefit of a title examination.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 the hands and seal of said Grantors this 25th day of February, 2025.

Danette Lackesha Mahabeer
DANETTE LACKESHA MAHABEER

STATE OF Kentucky)
) SS.
COUNTY OF McCracken)

On this 25th day of February, 2025, before me personally appeared **DANETTE LACKESHA MAHABEER,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

BERTIE V. POLLOCK NOTARY PUBLIC ID # KYNP42033 My Commission Expires Feb. 18, 2026 STATE AT LARGE, KENTUCKY

Bertie V. Pollock
Notary Public
My Commission Expires: 02/18/2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $360,000.00.

Danette Jaritesha Mahabee
AFFIANT

Subscribed and sworn to before me, this 25th day of February, 2025.

Bertie V. Pollock
NOTARY PUBLIC
My Commission Expires:
02/18/2026

Property address: 3301 William Bailey Drive, Nashville, TN 37207

BERTIE V. POLLOCK NOTARY PUBLIC ID # KYNP42033 My Commission Expires Feb. 18, 2026 STATE AT LARGE, KENTUCKY

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 2/25/2025 (date of document).

Affiant Signature

2/25/2025

Date

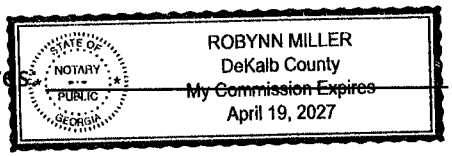
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 25th day of February, 2025,

Notary's Signature

My Commission Expires



Notary's Seal (if on paper)