Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250250125

Karen Johnson Davidson County
Batch # 1252222 DEEDWARR
03/26/2025 09:51:29 AM 2 pgs
Fees: $13.00 Taxes: $2,360.60
20250326-0022567

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $638,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2025.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mitchell O'Brien and Anah Jule O'Brien 2904 Glenmeade Dr Nashville TN 37216	New Owner	Tax Parcel ID No. 072 11 0 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DKAD Holdings, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell O'Brien and Anah Jule O'Brien, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, as shown on the map entitled GLENMEADE SUBDIVISION, as of record in Plat Book 974, Page 32, Register's Office for Davidson County. Said Lot No. 21 fronts 50 feet on the Easterly side of Glenmeade Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to DKAD Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from The Heirs at Law of Pearl F. Floyd, The Heirs at Law of Jesse R. Floyd, of record in Instrument No. 20240402-0022805, in the Register's Office of Davidson County, Tennessee, dated March 29, 2024 and recorded on April 02, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, noy yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENMEADE SUBDIVISION, as recorded in Plat Book 974, Page(s) 32.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2904 Glenmeade Dr., Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2025.

DKAD Holdings, LLC

By: Karen Elias, Managing Member

By: Donald Elias, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Karen Elias and Donald Elias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Members of DKAD Holdings, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 24th day of March, 2025.

Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028