**Name and Address of New Owner:**
DHB R LLC. a Wyoming limited liability company
728 Still Pond Road
Columbia, TN 38401

**Send Tax Statements To:**
728 Still Pond Road
Columbia, TN 38401

Karen Johnson
Batch # 1262275
04/21/2025 10 09 53 AM
Fees $13 00 Taxes $1,135 53
Davidson County
DEEDWARR
2 pgs
20250421-0029911

**This Instrument Prepared By:**
J D Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

**Map & Parcel(s):**
163-02-0A-008.00-CO

## WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dona D. Duckworth and Rocky Duckworth, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **DHB R LLC. a Wyoming limited liability company LLC**, hereinafter called the GRANTEE, its heirs, successors and assigns, 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 171 on the Plan of Hickory Highland Place, Section 3, Phase I of record in Plat at Instrument No. 20031014-0151901, 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 Dona D Duckworth and husband Rocky Duckworth by Warranty Deed from Jerry Butler Builders, LLC., a Tennessee limited liability company of record in Instrument No. 20050202-0012182 Register's Office for Davidson County, Tennessee, dated January 27, 2005 and recorded on February 02, 2005

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is property known as· 4852 Highlander Cove, Nashville, TN 37013

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, its heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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 our hand this 16 day of April, 2025.

Dona D. Duckworth

Rocky Duckworth

STATE OF GA

COUNTY OF Worth

On this 16 day of April, 2025, before me personally appeared Dona D Duckworth and Rocky Duckworth, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 16 day of April, 2025.

Notary Signature
My commission expires

LESTER C SOLOMON NOTARY PUBLIC EXPIRES GEORGIA 01/07/2029 TIFT COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $306,900 00

Affiant Signature

Subscribed and sown to before me, this the 18 day of April, 2025.

Notary Public
My Commission Expires: February 21, 2027

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD