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. 250450645

Karen Johnson
Batch # 1264453
04/24/2025 11:19:57 AM
Fees $13.00 Taxes $1,295.00

Davidson County
DEEDWARR
2 pgs

20250424-0031557

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
DKAD Holdings, LLC PO Box 110592 Nashville, TN 37222	New Owner	Tax Parcel ID No. 119 12 0 081.00

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, **Jennifer Rainbolt, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DKAD Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, 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 all of Lot No. 66, BATTLEWOOD, SECTION ONE, as shown on plat of record in Plat Book 1835, Page 31, and amended in Book 2031, Page 352, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jennifer Rainbolt, an unmarried woman, by Quitclaim Deed from Liliana Curry, by her duly appointed Property and Financial Guardian and Father, Chad Curry, of record in Instrument No. 20210817-0110716, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Jennifer Rainbolt, an unmarried woman, by Quitclaim Deed from Chad Curry, of record in Instrument No. 20210817-0110715, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Jennifer Rainbolt, an unmarried woman, by Quitclaim Deed from Kevin Turner, Jr., of record in Instrument No. 20210817-0110714, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Jennifer Rainbolt, an unmarried woman, by Quitclaim Deed from Charlotte Curry, of record in Instrument No. 20210817-0110713, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Jennifer Rainbolt, an unmarried woman, by Quitclaim Deed from Ke' Ana Curry, of record in Instrument No. 20210817-0110712, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Jennifer Rainbolt, an unmarried woman, by Quitclaim Deed from Dalton Turner, of record in Instrument No. 20210817-0110711, in the Register's Office of Davidson County, Tennessee, dated July 19, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Jennifer L. Rainbolt, an unmarried woman and Carolyn Y. Dunn, an unmarried woman, by Warranty Deed from The Harold Thomas Coleman and/or Mildred Chasteen Coleman Revocable Living Trust, of record in Instrument No. 20081212-0119594, in the Register's Office of Davidson County, Tennessee, dated December 11, 2008 and recorded on December 12, 2008. The said Carolyn Y. Dunn died on February 18, 2010 and Chelly Curry died on August 25, 2016 intestate, devising subject property to Kevin Turner, Jr., Dalton Turner, Charlotte Curry, Liliana Curry and Keana Curry; and the surviving spouse, Chad Curry, were the heirs-at-law of Chelly Curry. See Probate Case 21P834, Davidson County, Probate Court. Also see Affidavit of Heirship recorded in Instrument No. 20210817-0110710.

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, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLE WOOD, SECTION ONE, as recorded in Plat Book 1835, Page(s) 31 and Amended in Book 2031, Page 352.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1494, Page 513.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1911, Page 67.

This is improved property located at 712 Dover Rd Nashville TN 37211

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 22nd day of April, 2025.

Jennifer Rainbolt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Rainbolt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2025.

Notary Public
My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY