RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-30829-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2025. NOTARY PUBLIC My commission expires:
Karen Johnson Davidson County Batch# 1280851 DEEDWARR 06/03/2025 01:19:30 PM 3 pgs Fees: $18.00 Taxes: $740.00 20250603-0043552	

JENNIFER L. RENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES SEPTEMBER 17, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D&D Investment Holdings, LLC 1121 Beechcroft Road Columbia, TN 38401	Same address as new owner	133-08-0-057.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACOBO CHALCO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **D&D INVESTMENT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 23-A on the Plan of Revision to Lot 23, Section Two, Addition to Greenwood Hills, of record in Book 6250, page 198, a revision of Book 6200, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacobo Chalco, unmarried, from Steven G. Shelton, unmarried, by Warranty Deed dated August 12, 2016 and recorded August 15, 2016 in Instrument #20160815-0084638, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **233 Brevard Court, Nashville, TN 37211**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of June, 2025

GRANTOR(S)

Jacobo Chalco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Jacobo Chalco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of June, 2025.

Notary Public

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/3/2025 (date of document).

Jennifer L. Pennell

6/3/25

Date

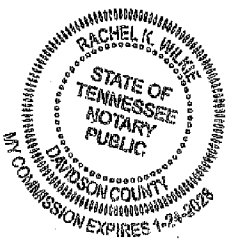
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal