Return to:
Four Star Title, LLC
2500 N Mount Juliet Rd.
Mt Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **WILSON**
Karen Johnson Davidson County Batch # 1301029 **DEEDWARR** 07/23/2025 01 28 46 PM 2 pgs Fees $13 00 Taxes $832 50 20250723-0058330	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/18/2025** Notary Public MY COMMISSION EXPIRES 1/28/26 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC ESTABLISHED 2008

2500 North Mount Juliet Road, Mt Juliet, TN 37122
File #25-5145

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
508 Investors, LLC	508 Investors, LLC	**052-01-0C-014 00**
809 Neelys Chase Drive Madison, TN 37015	630 S. Church St. Ste 300 Murfreesboro, TN 37130	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dana Davenport, Administrator of the Estate of Dirk Jerome Davenport,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **508 Investors, LLC,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 14 on the Plan of Neely's Chase of record in Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Dana Davenport, Hanna Davenport, and Kellan Davenport by Affidavit of Heirship dated December 20, 2024 from The Estate of Dirk Jerome Davenport, recorded January 3, 2025, in Instrument Number 20250113-0002527, in the Register's Office of

Davidson County, Tennessee

*Dirk Jerome Davenport having passed on June 18, 2024

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property, and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **809 Neelys Chase Drive, Madison, TN 37015**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **July, 2025**.

Estate of Dirk Jerome Davenport

Dana Davenport

Dana Davenport, administrator

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Dana Davenport, whom I am personally acquainted and who upon her oath acknowledged herself to be the Administrator and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Dirk Jerome Davenport.

Witness my hand and official seal on this the **18th** day of **July, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/23/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY