Karen Johnson Davidson County
Batch# 1307212 DEEDWARR
08/11/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20250811-0063487

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

EMMA NIEMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/17/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 322,000.00.

Austin Palombo
Affiant

Subscribed and Sworn before me this 8th day of August , 2025.

Emma Nieman
Notary Public
My commission expires: 03/17/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Patrick Finley and Claire Finley 508 West Bend Drive, Nashville, TN 37209	New Owner	091-13-0-152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **D&D Investment Holdings LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick Finley and Claire Finley, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5, of Block M., on the Map of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Blue Ridge Homes, LLC, Series 13, by deed from Janet M. Steakley, Trustee, Mildred J. Fairbanks Family Trust U/W dated January 26, 2009, of record in Instrument No. 20150421-0035644, dated 04/20/2015, Register's Office for said County.

Further being a portion of the same property conveyed to Ryan Hooper, unmarried man, by deed from Blue Ridge Homes, LLC, Series 13, of record in Instrument No. 20250331-0023953, dated 03/27/2025, Register's Office for said County.

Further being a portion of the same property conveyed to Ryan Hooper by Quitclaim Deed to Re-Establish Original Lot Lines from Ryan Hooper dated March 27, 2025 and recorded March 31, 2025 of record in Instrument No. 20250331-0023955, in the Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to D&D Investment Holdings, LLC, by Warranty Deed from Ryan Hooper, an unmarried man, dated March 27, 2025 and recorded March 31, 2025 of record in Instrument No. 20250331-0023956, in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 508 West Bend Drive, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 8th day of August , 2025.

D&D Investment Holdings LLC, a Limited Liability Company

By: Jami K Averwat
Jami K. Averwater, Authorized Representative

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Emma Nieman of the state and county mentioned, personally appeared Jami K. Averwater, Authorized Representative of D&D Investment Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of D&D Investment Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Jami K. Averwater, Authorized Representative of D&D Investment Holdings LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Murfreesboro this 8th day of August, 2025.

Emma Nieman
Notary Signature

Printed Name: Emma Nieman

My commission expires: 03/17/2029



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **08/11/2025** (date of document).

Jami K. Averwater

Affiant Signature

08/11/2025

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **11th** day of **August**, 2025.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

