WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327136 DEEDWARR
09/26/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,751.80
20250926-0076722

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,014,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-25-706

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Heritage	Cadence Bank, ISAOA/ATIMA	082 07 0 291.00
(NAME)	(NAME)	
706 Stockell Street Nashville, TN 37207	5217 Maryland Way Brentwood, Tn 37027	
(ADDRESS)	(ADDRESS)	

For and in 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, I/WE, **DUG HOLLOW, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JESSICA HERITAGE, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 16-2/3 feet of Lot No.45 and the northerly 16-2/3 feet of Lot No.46 on the map of Dr. V.S. Lindley's Addition To Edgefield, as of record in Plat Book 57, Page 25, Register's Office for said County.

Said part of Lot No. 45 fronts 33 1/3 feet on the westerly side of Stockell St. and runs between parallel lines 174–1/4 feet to an alley.

Being part of the same property conveyed to Rooney Rentals, LLC, an Alabama Limited Liability Company, from Sue T. Underwood, unmarried, by Warranty Deed dated April 26, 2021, recorded May 5, 2021, in Instrument No 20210505-0059893, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Dug Hollow, LLC, an Alabama limited liability company, from Rooney Rentals, LLC, an Alabama limited liability company, by Tennessee Quit Claim Deed Deed dated August 4, 2022, recorded December 15, 2022, in Instrument No 20221215-0130067, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 706 Stockell Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal 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 GRANTEES, 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 25th day of September, 2025.

Dug Hollow, LLC, an Alabama Limited Liability Company

By: Victor Gootee, Member
Victor Gootee, Member

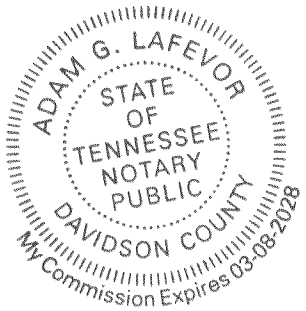
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Victor Gootee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Member of Dug Hollow, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

Witness my hand and seal, at office, this 25th day of September, 2025.

Notary Signature

My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, **Tonya Cherry,** 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 this the 25 day of September, 2025.

Affiant Signature

Date 9/25/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027