Name and Address of New Owner:
D&D Holding Group, LLC
P.O. Box 281481
Nashville, TN 37228

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1356932 DEEDWARR
12/11/2025 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20251211-0098851

Map & Parcel No: 135-00-0-394

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, **Margie Jean Adams, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **D&D Holding Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Forge Ridge, as of record in Plat Book 9700, Page 56, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sandy Adams, unmarried, by Warranty Deed from Donna Griggs, unmarried, of record in Instrument No. 20050802-0090451, Register's Office of Davidson County, Tennessee, dated July 29, 2005 and recorded August 2, 2005.

Being the same property conveyed to Sandy K. Adams, an unmarried woman, by Quitclaim Deed from Sandy Adams aka Sandy K. Adams, an unmarried woman, of record in Instrument No. 20091026-0098452, Register's Office of Davidson County, Tennessee, dated October 19, 2009 and recorded October 26, 2009. The said Sandra K. Adams having since died on or before April 5, 2025, survived by Margie Jean Adams. Affidavits of Heirship of record in Instrument No. __202512110098849_ and Instrument No. __202512110098850_ of said county and state.

Being improved property known as 229 Franklin Limestone Road, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantor covenant that she 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. 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, Grantor has caused this Warranty Deed to be executed on the 5 day of December, 2025.

Margie Jean Adams (SEAL)
Margie Jean Adams

STATE OF OHIO
COUNTY OF Delaware

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margie Jean Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5 day of December, 2025.

Teri M Bradham
Notary Public
My commission expires:
2-16-2030

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2030

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ TB OH)

COUNTY OF ~~DAVIDSON~~ Delaware)
TB

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margie Jean Adams
(Affiant)

Sworn to and subscribed before me this
5 TB ~~8th~~ day of December, 2025.

Teri M Bradham
Notary Public
My commission expires: 2-16-2030

File No. GNT-25-4334

NOTARY PUBLIC STATE OF OHIO

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2030

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-5-25.

Affiant Signature

12-5-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5th day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

