WARRANTY DEED

Karen Johnson
Batch # 1364213
12/31/2025 01:38:23 PM
Fees: $13.00 Taxes: $1,924.00

Davidson County
DEEDWARR
2 pgs

20251231-0104597

JM-CB-25-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
D&T Capital Holdings LLC	**Same As New Owner**	
(NAME)	(NAME)	
9723 Turnbridge Ct.	**Same As New Owner**	**133-14-0-089.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHARLES JAMES FARRIS, II, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **D&T CAPITAL HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an iron pin in the northerly margin of Elysian Fields Road, at the SW comer of the property leased to Sinclair Oil Company, by instrument in Book 2788, page 159, as amended in Book 2836, page 609, Register's Office for said County; thence along the margin of Elysian Fields Road, S 55°20' W 70 feet to an iron pin; thence N 40°50' W 150 feet to an iron pin; thence N 55°20' E 70 feet to an iron pin in the line of the property leased to Sinclair Oil Company above referred to; thence along the line of said Oil Company property S 40°50' E 150 feet to the point of beginning.

Being a portion of the same property conveyed to Charles James Farris, II by Quitclaim Deed from Farris, L.L.C., a Tennessee limited liability company of record in Instrument No. 20040513-0055504 Register's Office for Davidson County, Tennessee, dated April 27, 2004 and recorded on May 13. 2004.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 102, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3990, Page 425, as re-recorded in Book 3991, Page 170, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3990, Page 425, as re-recorded in Book 3991, Page 170, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **404 Elysian Fields Drive, Nashville, Tennessee 37211**.

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), 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 the 30th DAY OF DECEMBER, 2025.

Charles James Farris, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES JAMES FARRIS, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212