Karen Johnson Davidson County
Batch# 1404480 DEEDWARR
04/10/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260410-0029371

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26040005

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF April, 2026.

NOTARY PUBLIC
My Commission expires: 5-9-26

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

Send Tax Bills To:
Same

Tax Information:
090-08-0-187.00

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **FarrarStreet, Inc., a Tennessee Corporation,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **D&D Holding Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Jameswood Subdivision, of record in Book 3842, Page 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50.0 feet on the easterly side of James Avenue and extends back between lines, measuring 100.0 feet on the northerly line and 119.1 feet on the southerly line, to a line in the rear on which it measures 53.3 feet thereon.

Being the same property conveyed to Farrar Street, Inc., a Tennessee Incorporation, by Warranty Deed from David Len Francis, Raymond B. Francis, Sylvia J. Clifton, Judy Ann Ogle and Sandra P. Pickett, nka Sandra Pickett Simons, dated 08/18/2020 and recorded on 08/20/2020 in Instrument No. 20200820-0093741, Register's Office for Davidson County, Tennessee.

*FarrarStreet, Inc., and Farrar Street, Inc., is one and the same entity.

This is property generally located:
640 James Avenue, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 3842, Page 162, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record at Book 4192, Page 516, Register's Office of Davidson County, Tennessee.

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) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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, **FarrarStreet, Inc., a Tennessee Corporation,** has caused this instrument to be executed, this the 9 day of April, 2026.

FarrarStreet, Inc.

By: Margaret M. Street, Treasurer

By: Donald C. Farrar, President

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Margaret M. Street,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Treasurer of FarrarStreet, Inc., a Tennessee Corporation, the within named bargainor, and she as such Treasurer, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

This the 9 day of April, 2026.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donald C. Farrar,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the President of FarrarStreet, Inc., a Tennessee Corporation, the within named bargainor, and he as such President, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

This the 9 day of April, 2026.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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 4.9.26.

~~Affiant~~ Signature

4.9.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON