Karen Johnson Davidson County
Batch# 1432641 DEEDWARR
06/11/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20260611-0052936

Name and Address of New Owner:
Noah Wolfe and Madeline Paige Randolph
229 Franklin Limestone Road, Nashville, TN 37217

Send Tax Bills To:
New Owners

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

Map & Parcel No: Part of 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, **D&D Holding Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Noah Wolfe and Madeline Paige Randolph, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee being Unit B as established in Declaration of Covenants, Conditions and Restrictions for 229 Franklin Limestone Road Horizontal Property Regime, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20260316-0020929, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Declaration reference is hereby made for a more particular description of said property.

Being part of 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 part of 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. 20251211-0098849 and Instrument No. 20251211-0098850 of said county and state.

Being part of the same property conveyed to D&D Holding Group, LLC, a Tennessee Limited Liability Company, from Margie Jean Adams, an unmarried woman, of record in Instrument No. 20251211-0098851, Register's Office of Davidson County, Tennessee, dated December 5, 2025, and recorded December 11, 2025.

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, 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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 on the 8 day of June, 2026.

D&D Holding Group, LLC, a Tennessee Limited Liability Company

By: _____
Fernando Pineyro, Managing Member

By: _____
Alexander Dant, Managing Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle, of the state and county mentioned, personally appeared Fernando Pineyro, Managing Member and Alexander Dant, Managing Member 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 the Managing Member of D&D Holding Group, LLC, the within named bargainor, a Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand, at office, this 8 day of June, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

_____
Notary's Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $402,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of June, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 11.5.29
File No. GNT-25-4348

202606110052936

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/8/24 (date of document).

Connie Taylor
Affiant Signature

6/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY