Karen Johnson Davidson County
Batch# 1449204 DEEDWARR
07/20/2026 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $251.60
20260720-0065358

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $68,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/17/2026. NOTARY PUBLIC MY COMMISSION EXPIRES _____

RASHAWN D PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 9795-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Armias Development Group LLC	**Armias Development Group LLC**	135-06-0C-001.00-CO
229A Franklin Limestone Road	1932 Almaville Road	
Nashville, TN 37217	Smyrna, TN 37167	

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,

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

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Armias Development Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit A 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.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 229A Franklin Limestone Road Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on July 17, 2026

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

By: _____
Kristin Disser, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kristin Disser, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Signer (or other officer authorized to execute the instrument) of D&D Holding Group, LLC, the within named bargainor, a Tennessee limited liability company, and that Kristin Disser, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 17, 2026.

_____
Notary Public

My Commission Expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 9795-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 17, 2026.

J. Carlton Drumwright

July 17, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 17, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY