Karen Y Johnson Davidson County
Batch# 169037 **DEEDWARR**
11/30/2018 10:57:10 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20181130-0116872

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ SHELBY
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $242,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of November, 2018.

Linda A. Gray
NOTARY PUBLIC

My commission expires: Sept. 7, 2022

LINDA A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Property Owner 8, LLC	SAME AS NEW OWNER	163-070A-125.00
(NAME)	(NAME)	
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		

Warranty Deed

For and in Consideration of the sum of $242,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Cherronda Briscoe, an unmarried woman and Tonya N. Brooks, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Property Owner 8, LLC**, a Delaware limited liability company hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95, & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Cherronda M. Briscoe by Warranty Deed of record at Instrument No. 20161202-0126439, dated 11/18/2016 and recorded 12/02/2016,and being further conveyed to Tonya N. Brooks by a Quit Claim Deed dated on 02/10/2017, and filed of record on 02/16/2017, at Instrument No. 20170216-0015949, in the Register's office for Davidson County, Tennessee. Cherronda Briscoe makes oath and warrants that she is one and the same person as Cherronda M. Briscoe *
This property is __unimproved _X_improved property known as: 2207 Dale View Drive, Antioch, TN 37013.
* as shown in the aforementioned Warranty and Quit Claim Deeds.
PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of November, 2018.

Cherronda Briscoe

Tonya N. Brooks

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cherronda Briscoe and Tonya N. Brooks, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of November, 2018.

Notary Public
My Commission Expires: 5-2029

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Realty Title & Escrow
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
RT No. 18110879
TG No. 7302012
Tribeca No. 306014