Karen Johnson Davidson County
Batch# 204975 DEEDWARR
03/12/2019 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $538.35
20190312-0022688

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Team 4 Properties, LLC has this day bargained and sold and does hereby transfer and convey unto Southern States Property, LLC, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at Ann Street and Rock City, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190227-0017899 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Team 4 Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Valerie Patricia Whitlock Roper Duke, unmarried, of record in Instrument No. 20161114-0119620, Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016. This property in its entirety was known as 2152 Rock City Street, Nashville, Tennessee 37216-3937

This is unimproved property known as 1445 Ann Street, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Southern States Property, LLC, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 5th day of March, 2019.

Team 4 Properties, LLC
BY: Pamela Tonini, Member
Pam Tonini, Member

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Pam Tonini Member of Team 4 Properties, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that Pam Tonini is the Member of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 5th day of March, 2019.

LYNNE REDA
Notary Public - State of Florida
Commission # GG 219576
My Comm. Expires May 20, 2022
Bonded through National Notary Assn.

Lynne Reda
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-20-22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Keesey Pitman
Affiant

Subscribed and sworn to before me this 5th day of March, 2019.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No.: 072-11-0-288.00 | P | O
New: 072113W00200CO
Name and address of new owner:
Send tax bills to:
Southern States Property, LLC
1510 Lethia Drive
Nashville, TN 37206

True Copy Certification

I, Kelsey Pitman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsey Pitman
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy
Notary's Signature

My Commission Expires: 3/27/19

