Karen Johnson Davidson County
Batch# 228266 DEEDWARR
05/10/2019 09:15:02 AM 2 pgs
Fees: $13.00 Taxes: $712.25
20190510-0043956

This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
RT No: 19110207
FNTG: 7583069

TRACY MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY
My Commission Expires January 14, 2023

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater is $192,500.00.

Linda Gray, Agent
Affiant

Subscribed and sworn before me this the 9th day of May, 2019.

Notary Public
My commission expires: 1-14-23

WARRANTY DEED

Address of New Owner:	**Send Tax Bill to:**	**Tax Information:**
Property Owner 10, LLC	Property Owner 10, LLC	163-02-0-100.00
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(480)588-6121	(480)588-6121	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRISHA L. SYLVESTER, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Property Owner 10, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Hickory Highland Place, Section 1, Phase 3, of record in Instrument No. 20020315-0032956, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trisha L. Sylvester by Warranty Deed of record at Instrument No. 20110608-0043945, dated 06/06/2011 and recorded 06/08/2011, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS **5152 Highlander Dr., Antioch, TN 37013**.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 7th day of May, 2019.

Trisha L. Sylvester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trisha L. Sylvester, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2019.

My commission expires: 9/18/22

Notary Public

