Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Dr. 290
Brentwood, TN 37027
B19-1406

Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
(901)260-4055
RT File No.: 19110335
TG: 7686976

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00

Katie Craddock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of June, 2019

Notary Public

Commission Expires: 1-14-23

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Property Owner 10, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 10, LLC P.O. Box 4090 Scottsdale, AZ 85261	151-09-0A-250.00-CO

Karen Johnson Davidson County
Batch# 254027 DEEDWARR
07/09/2019 10:27:47 AM 2 pgs
Fees: $13.00 Taxes: $919.45

20190709-0066657

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Onieka Hunt, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 10, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 250 on the Plan of Final Plat of Phase 3, Section 2, Long Hunter Chase, a Planned Unit Development of record in Plat at Instrument No. 20020926-0117442, 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 the same property conveyed to Onieka D. Hunt, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20030806-0111869 Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 06, 2003. (Value of consideration shown in aforementioned deed $165,185.00.)

Being the same property conveyed to Onieka Potter and husband, Derek Potter by Quitclaim deed from Onieka D. Hunt n/k/a Onieka D. Potter of record in Instrument No. 20061115-0141697 Register's Office for Davidson County, Tennessee, dated November 03, 2006 and recorded on November 15, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Onieka Potter, an unmarried woman by Quitclaim deed from Onieka Potter and former husband Derek Potter of record in Instrument No. 20180629-0063051 Register's Office for Davidson County, Tennessee, dated June 16, 2018 and recorded on June 29, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 6757 Ascot Drive Antioch, Tennessee 37013. Further being conveyed by Deed of Correction "Quitclaim Deed" recorded at Instrument No. 20190709-0066657 in said Register's Office.

Onieka Hunt covenants she is one in the same as Onieka Potter.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **6757 Ascot Drive, 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 and assigns forever; and we so covenant with 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~25th~~ 2nd day of ~~June~~ July KW, 2019.

Onieka Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Onieka Hunt** 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 at Brentwood, Tennessee this ~~25th~~ 2nd day of ~~June~~ July KW, 2019.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5.23.23