Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 385132 DEEDWARR
04/14/2020 10:11:41 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20200414-0038749

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April 2020

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Stewart Parks	Mary Margaret Wester Trust	148-08-0-220.00
4669 Long Br	4669 Long Br	
Antioch, TN 37013	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **10X Property Group, LLC a Florida limited liability company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Stewart Parks,** 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Nine, Terragon Trails of record in Plat Book 5200, page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to 10X Property Group, LLC, a Florida limited liability company, by Special Warranty Deed from Nationstar Mortgage, LLC, dated February 28, 2020 of record as Instrument No. 20200330-0034011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4669 Long Br, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 9th day of April, 2020.

10X Property Group, LLC
A Florida Limited liability company

By: _____
Tracy Hunter
Its: Operating Officer

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Hunter Operating Officer for **10X Property Group,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument on behalf of the limited liability company for the purposes therein contained as Operating Officer.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of April, 2020.

_____
Notary Public

My Commission expires: June 1, 2022

FILE NO: 2020046622

ELIZABETH E DAVIS
State of Florida-Notary Public
Commission # GG 194569
My Commission Expires
June 01, 2022