Karen Johnson Davidson County
Batch# 453811 DEEDWARR
08/10/2020 01:57:34 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20200810-0088839

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9453-7A

ADDRESS NEW OWNER:
Rachael Luciano
1008 Joyce Lane
Nashville, TN 37216

SEND TAX BILL TO:
Everett Financial, Inc
14801 Quorum Dr Ste 300
Dallas TX 75254

MORTGAGEE:
Everett Financial, Inc. dba Supreme Lending
14801 Quorum Drive, Suite 300
Dallas, TX 75254

Parcel ID:
061-03-0-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **G-Team Real Estate Holdings, a Tennessee Partnership,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Rachael Ann Luciano, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Bradford Heights Subdivision as of record in Book 1835, Page 84, Register's Office for said County.
>
> Said Lot No. 7 fronts 75 feet on the South side of Joyce Lane and runs back between parallel lines 160.4 feet to a dead line.
>
> Being part of the same property conveyed to G-Team Real Estate Holdings, a Tennessee General Partnership by Deed dated November 7, 2019 from Donna Ann Bates, Executrix of the Estate of Donald Wayne Tuck, in Instrument Number 201911080115390, in the Official Records of Davidson County, Tennessee.

This is improved property known as 1008 Joyce Lane, Nashville, TN 37216. Possession is to be given on August 6, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0P-20-1608

WITNESS our hands this the 6th day of August, 2020.

G-Team Real Estate Holdings,
a Tennessee General Partnership

By: _____
Kevin Gaines, Partner

By: _____
Jackie Gaither, Partner

By: _____
Corey Ross, Partner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Kevin Gaines, Jackie Gaither, and Corey Ross** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **General Partners of G-Team Real Estate Holdings,** the within named bargainor, a Tennessee General Partnership, and that they as such general partners, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee General Partnership as such General Partners.

WITNESS my hand and official seal at office this 6th day of August, 2020.

_____
NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$380,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 6th day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY