RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 602704 DEEDWARR
03/30/2021 09:37:10 AM 2 pgs
Fees: $13.00 Taxes: $769.23

20210330-0041340

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 207,900.00

Affiant

Subscribed and Sworn before me this 26th day of March, 2021.

Notary Public
My commission expires: 10/2/23

KAREN G. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Orlando Enrique Luna Estrada 3583 Gondola Drive, Antioch, TN 37013	The same	136-15-0-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wit-One, LLC, a Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Orlando Enrique Luna Estrada, unmarried,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 71—B on the Plan of Chelsea of Priest Lake, Zone Lot Division of Lots 69 thru 72, Section One-A, of record in Plat Book 6250, Page 88, which amends Plat Book 5200, Page 696, Registers Office for said County. to which reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Kay Larkins by Warranty Deed from Laurie Ann Miles Phillips and husband, John Phillips, recorded October 30, 1986 in Book 7024, Page 378, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warren Deed from Brenda Kay Larkins of record in Instrument Number 20200825-0096001 Register's Office for Davidson County, TN, and further conveyed to Witt One, LLC, a Tennessee limited liability company by Warranty Deed from Hensley Group, LLC, on August 20, 2020, of record in Instrument No. 20200825-0096002, said Register's Office. Reference is made to a Scrivener's Affidavit in Instrument No. 20210211-0019745, PRODUCT to correct name of Wit-One, LLC.

This conveyance is subject to:

- Taxes for 2021 and subsequent years a lien not yet due and payable.

- Subject to all matters shown on the Plans of record in Plat Book 5200, Page 696, amended in Book 6250, Page 88 Register's Office for Davidson County, Tennessee.

- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6213, Page 806.

- Any and all existing easements and restrictions as shown of record not stated herein

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of March, 2021

Wit-One, LLC, an Alaska Limited Liability Company

By: _____
J Michele Witten, Member

By: _____
Wesley C. Witten, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared J Michele Witten and Wesley C. Witten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Wit-One, LLC, the within named bargainor, a Limited Liability Company, and that such J Michele Witten and Wesley C. Witten as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Murfreesboro, TN this 26th day of March, 2021.

_____
Notary Signature

My commission expires:_____

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
01-03-2022
COUNTY OF DAVIDSON