Karen Johnson Davidson County
Batch# 640171 DEEDWARR
05/19/2021 02:08:16 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210519-0068024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Amos II and Emilee MacDonald, joint tenants with right of survivorship	NEW OWNER (NAME)	
109 Garrett Dr (ADDRESS)	(ADDRESS)	033-04-0-007.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Team 9 Real Estate Solutions LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry Amos II and Emilee MacDonald, joint tenants with right of survivorship , hereinafter called the Grantees, their heirs and assigns, that 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. 10 on the Plan of Goodlettsville Heights, Section III of record in Plat Book 1835, Page 98, 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 Team 9 Real Estate Solutions LLC, a Tennessee limited liability company by Warranty deed from Stephanie (Stephin) Susan Merryman, Executrix of the Estate of Billy J. Butler of record in Instrument No. 20210104-0000347 Register's Office for Davidson County, Tennessee, dated November 20, 2020 .

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 109 Garrett Dr, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hand(s) this 17th day of May, 2021.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-VRES-21-109

WARRANTY DEED
(Continued)

Team 9 Real Estate Solutions LLC

BY: _____
Kenneth D. Davis, Managing Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth D. Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Team 9 Real Estate Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Managing Member of said Team 9 Real Estate Solutions, LLC.

Witness my hand and official seal, at office, on this the 14 day of May, 2021

_____
Notary Public

My Commission Expires:

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072