Karen Johnson Davidson County
Batch# 647370 DEEDWARR
06/02/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $603.10
20210602-0073470

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Subscribed and sworn to before me this 28TH DAY OF MAY 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2021

(AFFIX SEAL)

DANIEL A. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Keinen Davis, a single person	Quicken Loans, LLC	
3836 Edwards Ave (ADDRESS)	1050 Woodward Ave (NAME) (ADDRESS)	061-10-0-225.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keinen Davis, a single person, 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. (s) 156-C-A on the Plan of Zone Lot Division Maplewood Heights, Page 663, Lots 152 through 156C, of record in Plat Book 6250, 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 by Warranty deed from John A. Carmack, a single person of record in Instrument No. 20161107-0117805 Register's Office for Davidson County, Tennessee, dated November 04, 2016.

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

unimproved ( )
This is improved (X) property, known as 3836 Edwards Ave, Nashville, TN 37216
(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 28th day of May, 2021.

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 28 day of May, 2021

_____
Notary Public

My Commission Expires: 7/9/2021

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

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

