Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 720960 DEEDWARR
09/21/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210921-0126823

WARRANTY DEED

Effective as of **31st day of August, 2021,** 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 and sufficiency of which is hereby acknowledged**, Virginia B. Provencher, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Cash4YourHome LLC, a California Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being all of Lot No. 52, Hermitage Hills of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20071210-0142140 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Plat Book 2900, Page(s) 48 and 49; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 31st day of August, 2021

Virginia B. Provencher

Virginia B. Provencher

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Virginia B. Provencher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 31st day of Aug 20 21.

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public

My Commission Expires:

Nov. 8, 2021

New Owner Name and Address to: Cash4YourHome LLC, a California Limited Liability Company 10000 Davis Creek Circle Orlando, FL 32832 Property Address: 311 Bonnaridge Drive Nashville, TN 37076 Mail tax bills to: Cash4 YourHome LLC, a California Limited Liability Company 10000 Davis Creek Circle Orlando, FL 32832 Parcel I.D. Numbers: 075 13 0 178.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is 205,000.00 Virginia B. Provencher AFFIANT Subscribed and sworn to before me this 31st day of August, 2021 Karen R. Campbell NOTARY PUBLIC Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Tennessee Certification of Electronic Document

I, Taylor Hutson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2021 (date of document).

Affiant Signature

9/16/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22