When recorded, return to:
Bankers Title & Escrow Corporation
5107 Maryland Way
Suite 115
Brentwood, TN 37027
File Number: P21-9402-PLC

EPARED F... RETURNED TO:
...NKERS TITLE & ESCROW CORP
...107 MARYLAND WAY, SUITE 115
BREN... ...OOD, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14387-RL-s

Karen Johnson Davidson County
Batch# 747539 DEEDWARR
11/02/2021 09:42:11 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20211102-0146417

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**.

Affiant

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 29th day of October, 2021.

Notary Public
My Commission Expires: 12-13-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madison Conquest 412 Hamblen Drive Nashville, TN 37115	~~Madison Conquest~~ Better Mortgage Corp. ~~412 Hamblen Drive~~ 3 World Trade Center ~~Nashville, TN 37115~~ 175 Greenwich St. 59th Floor New York, NY 10007	042 03 0 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Under Construction Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Madison Conquest, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 70 on the Plan of Primrose Acres, as shown by plat of record in Plat Book 2663, Page 106, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made.

Said Lot Number 70 is a corner lot and fronts 214.57 feet on the northerly margin of Hamblen Drive and 155 feet of the westerly margin of Prim Drive, Said frontages joined by a curve of 39.27 feet; and extends back 166.7 feet on the northerly line and 195 feet on the westerly line to a point.

Being the same property conveyed to Under Construction Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Bryan Teel, unmarried, of record in Instrument No. 20140612-0051357, in the Register's Office of Davidson County, Tennessee, dated April 28, 2014 and recorded on June 12,

2014; and further being a part of the same property conveyed to Under Construction Properties, LLC, a Tennessee limited liability company by Quit Claim Deed from Bryan Teel, a single person, of record in Instrument No. 20140512-0040582, in the Register's Office of Davidson County, Tennessee, dated April 28, 2014 and recorded on May 12, 2014; and further being the same property conveyed to Bryan Teel by Special Warranty Deed from Bank of America, N.A., of record in Instrument No. 20120210-0011899, in the Register's Office of Davidson County, Tennessee, dated December 20, 2011 and recorded on February 10, 2012.

× This is improved property located at: **412 Hamblen Drive, Nashville, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2021.

GRANTOR:

Under Construction Properties, LLC, a Tennessee limited liability company

By: Bryan L Teel

Bryan L. Teel, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian L. Teel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Under Construction Properties, LLC, a Tennessee limited liability company, and that is authorized by Under Construction Properties, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 29th day of October, 2021.

Griffin Dunham

Notary Public
My Commission expires: _____

