Karen Johnson Davidson County
Batch# 749748 DEEDWARR
11/05/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211105-0147869

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-7747

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2021

Notary Public

Commission Expires: 7/9/2024

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Craig Adkisson and Michelle Elisa Law 148 Piedmont Avenue Nashville, TN 37216	New Owner	072-12-0-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Wildcat Lending Fund Two, LP, a Texas Partnership** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Craig Adkisson and Michelle Elisa Law** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 115 on the Plan of Map Showing Subdivision of The Waters Place on Maxey Lane of record in Plat Book 332, Page(s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 115 fronts 50 feet on the South side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to James Gamble and wife, Wanda Lee Gamble, by Warranty deed from Lois Anita Porter, Executrix of the Estate of Emma S. Harris, deceased, joined by Lois Anita Porter, Individually. Emma Martha Matlock, Individually and Thomas Walter Harris, Sr, Individually , of record in Book 8672, page 50, Register's Office for Davidson County, Tennessee, dated July 8, 1992 and recorded on July 9, 1992. (Value or consideration shown in aforementioned deed $21,000.00.)

Being the same property conveyed to James E. Gamble, Jr. and wife, Sheryll Lynn Gamble by Quitclaim Deed from James E. Gamble, Sr, and wife, Wanda Lee Gamble of record in Book 10715, page 961, Register's Office for Davidson County, Tennessee, dated December 2, 1997 and recorded on December 10, 1997. (Value or consideration shown in aforementioned deed $000.00.)

Being the same property conveyed to TM Development Investors, LLC, a Tennessee Limited Liability Company by Warranty deed from Sheryll Lynn Gamble, unmarried of record in Instrument No. 20200428-0044209 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on April 28, 2020.

Being the same property conveyed to **Wildcat Lending** Fund Two, LP by Substitute Trustee's Deed deed from Grantor Lewis **Thomason**, P.C, as substitute trustee of record in Instrument No. 20210901-0118066 **Register's Office** for Davidson County, Tennessee, dated August 31, 2021 and recorded on **September** 01, 2021. (Value of consideration shown in aforementioned deed $215,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, **including all items** set out on any applicable plat of record; (2) any and all applicable governmental **and/or zoning** regulations; (3) taxes which have been prorated as of the date of closing and assumed **by the Grantee** herein.

The foregoing legal description is the same **as contained** in the resource of title shown above.

This is **improved** property known as: 148 **Piedmont** Avenue, Nashville, TN 37216

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 so 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.

Dated this the 29 **day of October, 2021.**

Wildcat Lending Fund Two, LP, a Texas Partnership

By: _____
Kai Chandler, Managing Member

STATE OF Colleer TX)

COUNTY OF Collin)

Before me, the undersigned notary public, of **the state and** county aforesaid, personally appeared **Kai Chandler,** with whom I am personally **acquainted**, (or proven to me on the basis of satisfactory evidence), and who, upon oath **acknowledged** to be the **Managing Member** of **Triple Crown Investments, LLC**, the within **named** bargainor, a **Texas Partnership**, and that as such **Managing Member**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name **of the Partnership** as **Managing Member**.

Witness my hand and official seal this 29th **day of October, 2021.**

_____
Notary Public
My Commission Expires:

MARIA M. AGUILAR
Notary Public, State of Texas
Comm. Expires 12-19-2023
Notary ID 132290215

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-29-21.

Affiant Signature

11/1/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 1 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY