Karen Johnson Davidson County Batch# 761652 DEEDWARR 11/29/2021 12:16:30 PM 3 pgs Fees: $18.00 Taxes: $1,424.50 20211129-0157136	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $385,000.00 Affiant Subscribed and sworn to before me, this 18th day of November, 2021. Notary Public My commission expires: 11/5/24

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Herbert John Erlenbach	**Home Point Financial**	**05309003800**
1229 Cheyenne Ct	**2211 Old Earhart Rd #250**	
Madison, TN 37115	**Ann Arbor, MI 48105**	

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 ACKNOWLEDGE, WE,

Max Enterprise, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Herbert John Erlenbach, a single man

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. 108, of the Sequoia Valley Subdivision, Section 3, of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Max Enterprise, LLC, by Warranty Deed from WO SFR LLC. a Tennessee Limited Liability Company, dated September 16, 2020, of record in Instrument No. 20200928-0110940, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1229 Cheyenne Ct, Madison, TN 37115.

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 in 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.

_____ Date: 11/18/21

Max Enterprise, LLC
By: Oscar David Quinones
Its: Sole Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Oscar David Quinones** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is the Sole Member of Max Enterprise, LLC and that he is authorized by Max Enterprise, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of November 2021.

_____
NOTARY PUBLIC

My Commission Expires: 6/2/25

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MARK A. LEDDON
MAY COMM. EXPIRES JULY 1, 2025

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 NOV 18, 2021.

Affiant
Date: November 22, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY