Karen Johnson Davidson County
Batch# 769577 DEEDWARR
12/08/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211208-0162489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 3RD DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

DANIEL X 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
Team 9 Real Estate Solutions LLC, A Tennessee Limited Liability Company	Same as new owner	
	(NAME)	
PO Box 148673		149-05-0-166.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-8673		
(CITY) (STATE) (ZIP)	(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 Arthur Glenn Davis and Antonio Dionysus Huey and Dyvetria Latoya Huey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Team 9 Real Estate Solutions LLC, A Tennessee Limited Liability Company, 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. 84 on the Plan of Resubdivision of Lots 84 and 85, Section V, Revised Terragon Trails of record in Plat at Instrument No. 20030428-0056558, 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 a portion of the same property conveyed to Alberta D. Taylor by Warranty deed from Kofi Alavi Semenya etux, Joyce Gyamerawah Semenya of record in Instrument No. 20010307-0021514 Register's Office for Davidson County, Tennessee, dated February 23, 2001 and recorded on March 07, 2001. (Value of consideration shown in aforementioned deed $77,900.00.)

Being a portion of the same property conveyed to Alberta D. Taylor by Quitclaim Deed and Common Property Line Agreement from Judith K. Rodriguez of record in Instrument No. 20040729-0090685 Register's Office for Davidson County, Tennessee, dated June 04, 2004 and recorded July 29, 2004.

Alberta D. Taylor died intestate on or about June 7, 2016, leaving Erica N. Bell an Eric Bell, Jr. as heirs-at-law. See Affidavits of Heirship recorded in Instrument No. 20170614-0059839 and Instrument No. 20170614-0059840. Erica N. Bell, an unmarried person, and Eric Bell, Jr., an unmarried person conveyed the within property to Connie R. Jordan by Quitclaim deed of record in Instrument No. 20170627-0064713, said Register's Office, dated June 26, 2017 and recorded on June 27, 2017.

Connie Ruth Jordan subsequently conveyed the property to Connie Ruth Jordan and Arthur Glenn Davis by Quitclaim deed of record in Instrument No. 20180801-0075274, said Register's Office, dated August 01, 2018 and recorded on August 01, 2018. Connie Ruth Jordan subsequently quitclaimed her interest via Robert Greene, Trustee, to Connie Ruth Jordan, Antonio Dionysus Huey and Dyvetria Latoya Huey, as tenants in common with rights of survivorship, by Quitclaim Deed of record in Instrument No. 20210413-0049354, Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 13, 2021. The said Connie Ruth Jordan, being the same person as Connie R. Jordan, died on April 8, 2021, survived by her cotenants Antonio Dionysus Huey and Dyvetria Latoya Huey.

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

unimproved ( )
This is improved (X) property, known as 4765 Terragon Trail, Antioch, TN 37013
(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

WARRANTY DEED
(Continued)

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 3rd day of December, 2021.

Arthur Glenn Davis

Antonio Dionysus Huey

Dyvetria Latoya Huey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur Glenn Davis and Antonio Dionysus Huey and Dyvetria Latoya Huey, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2021.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 3RD day of DECEMBER, 2021.

Date: 12-3-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 3RD day of DECEMBER, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY