This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone

Karen Johnson Davidson County
Batch# 772455 DEEDWARR
12/13/2021 09:45:44 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20211213-0164486

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **INTEGRITY HOUSE BUYERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BLUE SUMMIT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 39 ON THE REVISED PLAN OF SECTION "E" OF OLD HICKORY, AS SHOWN ON THE PLAN OF RECORD IN BOOK 1424, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS BEING THE SAME PROPERTY CONVEYED TO INTEGRITY HOUSE BUYERS, LLC BY WARRANTY DEED FROM THE ESTATE OF DONALD A. CRAWFORD, DATED NOVEMBER 19, 2021 AND RECORDED ON NOVEMBER 24, 2021 IN INSTRUMENT NUMBER 20211124-0156609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 501 15TH ST, OLD HICKORY, TN 37138, AND IS DESIGNATED AS MAP AND PARCEL NO. 053 03 0 375.00.

This is improved property, known as 501 15TH ST, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6 day of December, 2021.

INTEGRITY HOUSE BUYERS LLC

BY: _____
ANTHONY WARREN, MEMBER

BY: _____
ASHLEY E. WARREN, MEMBER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared ANTHONY WARREN and ASHLEY W. WARREN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members (or other officer authorized to execute the instrument) of INTEGRITY HOUSE BUYERS LLC, the within named bargainer, a Tennessee Limited Liability Company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing their names as members of INTEGRITY HOUSE BUYERS LLC..

DONE at offices in Clarksville, TN, on this the 6 day of December, 2021.

_____
NOTARY PUBLIC
My commission expires: 9/18/24

CAITLIN A. SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 290,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 6 day of December, 2021.

_____
NOTARY PUBLIC
My commission expires: 9/18/24

CAITLIN A. SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
BLUE SUMMIT PROPERTIES LLC
242 W. Main St #287
Hendersonville, TN 37075

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
053 03 0 375.00