Karen Johnson Davidson County
Batch# 775684 DEEDWARR
12/17/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20211217-0166952

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF DECEMBER 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON 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
Damon Hombuckle, an unmarried man	New Owner (NAME)	050-14-0
3216 Leswood Lane (ADDRESS)	(ADDRESS)	173.00
Nashville, TN 37207 (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 Team 9 Real Estate Solutions,LLC a/k/a Team 9 Real Estate Solutions, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Damon Hombuckle, an unmarried man, 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:

Being Lot No. 313 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Team 9 Real Estate solutions by Warranty deed from Valerie P. Holland and Deborah L. Holland, the Heirs and Beneficiaries of the Estate of James C. Holland of record in Instrument number 202103170035148, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3216 Leswood Lane, Nashville, TN 37207
(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 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 7th day of December, 2021.

WARRANTY DEED
(Continued)

Team 9 Real Estate Solutions, LLC

BY: _____
Kenneth D. Davis, Chief Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth D. Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of Team 9 Real Estate Solutions, LLC a/k/a Team 9 Real Estate Solutions the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager of said Team 9 Real Estate Solutions, LLC a/k/a Team 9 Real Estate Solutions

Witness my hand and official seal, at office, on this the 7 day of Dec, 2021

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

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

Certificate of Authenticity

I, **Doné Oglesby**, 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 **December 7, 2021**.

Date

Affiant Signature

12/10/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **10th** day of **December**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY