Karen Johnson Davidson County
Batch# 780992 DEEDWARR
12/29/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $865.80
20211229-0171032

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Shea Renae Stiles	SEND TAX BILLS TO: Shea Renae Stiles	MAP-PARCEL NUMBERS
(NAME) 340 Thelma St.	(NAME) 340 Thelma St.	04309030000
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **17613 Group LLC, An Arizona Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shea Renae Stiles** , HEREINAFTER CALLED THE GRANTEE, HER 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. 10 and 11 Block M on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 17613 Group, LLC, by virtue of that certain Warranty Deed dated March 26, 2021, and being of record at Instrument No. 20210408-0046709, in the amount of 165,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Book 843, Page 82, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 340 Thelma St. Madison, TN 37115
(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 hand this 22nd day of December, 2021.

17613 Group LLC, An Arizona Limited Liability Company

Stanley Singley, Member

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Stanley Singley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of 17613 Group, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and official seal at office this ~~22nd~~ 21st day of December, 2021.

George W. Burns
Notary Public
My Commission Expires: JAN. 8, 2024

GEORGE W BURNS
Notary Public - Arizona
Maricopa County
Commission # 573895
My Comm. Expires Jan 8, 2024

Certificate of Authenticity

I, Ashlee Ply, 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 21, 2021.

Affiant Signature

12/22/2021
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY