WARRANTY DEED

Karen Johnson Davidson County
Batch# 784339 DEEDWARR
01/04/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $640.10
20220104-0001213

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF December, 20 21

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS: A-Team Acquisitions LLC	SEND TAX BILLS TO: A-Team Acquisitions LLC	MAP-PARCEL NUMBERS
(NAME) 2549 Jonalyn Trace	(NAME) 2549 Jonalyn Trace	096-10-0-072.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **Carolyn M. York and Shelby York** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A-Team Acquisitions LLC**, a Tennessee Limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 229 on map of Clover Hill subdivision, Section V, as of record in Book 2133 Page 55, Register's Office for said County.

Said Lot No. 229 fronts 100 feet on the North side of Teakwood Drive, and extends back between lines 134.1 feet on the East line and 155.1 feet on the West line to a dead-line in the road meadering 119.9 feet thereon.

Being the same property conveyed to Charles I. Myers and wife, Juanita W. Myers by Warranty Deed from Donelson Home Builders, Inc. of record in Book 2290, page 151, Register's Office for Davidson County, Tennessee, dated July 09, 1954 and recorded on July 14, 1954. (Value or consideration shown in aforementioned deed $9,900.00.).

Juanita Wilson Myers died intestate September 11, 2018, predeceased by her husband, Charles I. Myers. Her heirs at law are Carolyn M York and Phyllis McMcFolin per Affidavit of Heirship of record at Instrument No 202201040001210 and Instrument No 202201040001211 in said Register's Office, TN. Being further conveyed to Carolyn M York and Shelby York by Quit Claim of record at Instrument No. 202201040001212 in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2908 Teakwood Dr. Nashville, TN 37214
(unimproved)
(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 21st day of December, 2021.

Carolyn M. York

Carolyn M. York

Shelby York

Shelby York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

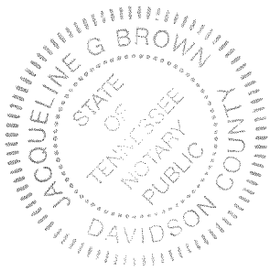
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carolyn M. York and Shelby York**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that /they executed the foregoing instrument for the purposes therein contained.

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

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Nelmore White, 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 12/21/2021.

Affiant Signature

12/21/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of December, 2021.

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (Notary Seal)

My Commission Expires: 3-8-22