Prepared by and return to:
Stevie Friesth
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 784543 DEEDWARR
01/04/2022 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,060.05
20220104-0001521

WARRANTY DEED

Effective as of **22nd day of December, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Larry Welty and Amy Welty, husband and wife** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **The Local Investor LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Phase I, Somerset of record in Plat Book 6900, Pages 690 and 691, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry Welty and wife, Amy Welty, by Warranty Deed from Christopher P. Fox and wife, Hope L. Fox, F/K/A Hope L. Samuolis, of record in Instrument No. 20011228-0143710, in the Register's Office of Davidson County, Tennessee, dated December 17, 2001 and recorded on December 28, 2001.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 22 day of December, 2021

GRANTORS:

Larry Welty

Amy Welty

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22 day of Dec, 2021, before me personally appeared Larry Welty and Amy Welty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of Dec, 2021.

JOHN ELBEBLAWY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: Nov 8, 2023

New Owner Name and Address to:
The Local Investor LLC
1117 Burlingame Court
Nashville, TN 37013

Property Address:
1117 Burlingame Court
Nashville, TN 37013

Mail tax bills to:
The Local Investor LLC
1117 Burlingame Court
Nashville, TN 37013

Parcel I.D. Numbers: 150-08-0-147

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 286,500.00

Stephanie Tremmel
AFFIANT

Subscribed and sworn to before me this 27 day of December, 2021

NOTARY PUBLIC

Commission expires: 6/2/25

Tennessee Certification of Electronic Document

I, John Zelicka, 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 22, 2021 (date of document).

Affiant Signature

12/29/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

