Karen Johnson Davidson County
Batch# 798679 DEEDWARR
02/01/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $912.05
20220201-0011859

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $246,500.00 Affiant Subscribed and sworn to before me, this 21st day of January, 2022. Notary Public My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
A-Team Acquisitions LLC	**New Owner**	**052-08-0A-324.00CO**
2549 Janalyn Trace		
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tiffany Chambers, a single woman, as sole heir of Lisa M. Chambers

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR 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. 115 on the Plan of Phase Two, Section Five, Heron Walk of record in Plat Book 9700, Page 923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa M. Chambers, unmarried, by Warranty Deed, from Allen Earps and wife, Betty F. Earps, of record in Instrument No. 200004280042422, dated April 28, 2000, Register's Office for Davidson County, Tennessee. Lisa M. Chambers having died on October 27, 2003, and the property vested by law in her sole heir, in Tiffany Chambers. See Affidavits of Heirship of record as Instrument 202202010011857 and 202202010011858, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 923, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 10125, Page 449, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 3641, Page 253, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 483, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Instrument No. 20150423-0036546, amended in Instrument No. 20150423-0036552, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues - if any.
Restrictive covenants contained in an instrument of record in Book 10095, Page 464, Register's Office for Davidson

County, Tennessee.

By Laws of record in Book 10170, Page 124, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1160 Shawnee Trace, Madison, TN 37115

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 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 21st day of January, 2022

Tiffany Chambers

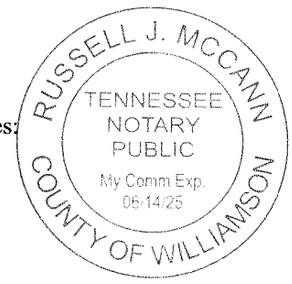
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Tiffany Chambers, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2022.

Notary Signature

My commission expires:



File #: **22-966**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

1/21/22.

Date

Affiant Signature

January 21, 2022

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this 21st day of January, 2022

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

