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

Karen Johnson Davidson County
Batch# 817952 DEEDWARR
03/09/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20220309-0026731

WARRANTY DEED

Effective as of **13th 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, **Phyills J. Kamacho, and John L. Kamacho, Unmarried** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **My Tennessee Home Solution 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. 9 and the Westerly 49 feet of Lot No. 8, on the Plan of Franklin Heights, as shown on plat of record in Plat Book 2083, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 9 and the Westerly part of Lot No. 8 fronts 118 feet on the Southerly side of McCoin Drive and runs back on the Easterly line with a line parallel with the Easterly line of Lot No. 8 approximately 184 feet on the Westerly line of Lot No. 9, 207 feet to a dead line in the rear, measuring 100 feet, more or less, thereon.

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 10 day of ~~November~~ December, 2021

GRANTORS:

Phyills J. Kamacho

John L. Kamacho

STATE OF Tennessee
COUNTY OF Davidson

On this 10 **day of** December**, 2021, before me personally appeared Phyills J. Kamacho and John L. Kamacho, 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 10 **day of** December**, 2021.**

Notary Signature
My commission expires: 03/06/2024

New Owner Name and Address to: My Tennessee Home Solution LLC 132 Daniel Street Pleasant View, TN 37146 Property Address: 234 McCoin Drive Goodlettsville, TN 37072 Mail tax bills to: My Tennessee Home Solution LLC 132 Daniel Street Pleasant View, TN 37146 Parcel I.D. Numbers: 025 04 0 063.00	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 $190,000.00. AFFIANT Subscribed and sworn to before me this 10th day of December, 2021 NOTARY PUBLIC Commission expires: 3/13/22

CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 13, 2021 (date of document).

Affiant Signature

1/25/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 25th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

