Karen Johnson Davidson County
Batch# 822658 DEEDWARR
03/15/2022 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20220315-0030113

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 293,000.00

Affiant

Subscribed and Sworn before me this 8th day of March , 2022.

Notary Public
My commission expires: 11/22/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Elizabeth Nuber and Carol Ann Nuber 4209 Winterbrook Road, Nashville, TN 37207	New Owner	032-13-0-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fairlane Invest, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Ann Nuber, and Carol Ann Nuber, joint tenants,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section I, TimberTrail Subdivision of record in Plat Book 5200, Page 205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also being all of the same property conveyed to Hosts Worldwide, Inc., by deed from Joe Claybon and wife, Barbara Claybon of record in Instrument No. 20210922-0127273, dated 09/20/2021, Register's Office for said County. Also being all of the same property conveyed to Joe Claybon and wife, Barbara Claybon by deed from Joe Claybon and wife, Barbara Claybon and David W, Vandenbergh and wife, Heather M. Vandenbergh of record in Instrument No. 20210728-0101376, dated 07/23/2021, Register's Office for said County.

Also being all of the same property conveyed to Joe Claybon and wife, Barbara Claybon and David W, Vandenbergh and wife, Heather M. Vandenbergh by deed from Leland Watts, married, of record in Instrument No. 20071016-0122589, dated 10/15/2016, Register's Office for said County

Being the same property conveyed to Fairlane Invest, LLC, by Warranty Deed from Hosts Worldwide, INC., dated: 09\20\2021, recorded: 10\14\2021, Instrument No. 20211014-0138147 in Register's office for Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 4209 Winterbrook Road, Nashville, TN 37207 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of March, 2022

Fairlane Invest, LLC, a Limited Liability Company

By: _____
Benjamin Jones

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Benjamin Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Fairlane Invest, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, he or she executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its Member.

Witness my hand and seal this 8th day of March, 2022.

_____
Notary Signature

My Commission Expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 3-8-22 (date of document).

Jami K Averwater

Signature

3-8-22

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8 day of March, 2022

Tara Jade Richardson

Notary Public
My Commission Expires:
Seal



[redacted]