Karen Johnson Davidson County
Batch# 823542 DEEDWARR
03/17/2022 09:47:28 AM 2 pgs
Fees: $13.00 Taxes: $1,171.05
20220317-0031031

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-1596

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $316,500.00

Affiant

Subscribed & sworn to before me, this 15th day of March, 2022

Notary Public

My Commission Expires: 11-03-2025

Property Address: 735 Tulip Grove Road, 235, Hermitage, TN 37076 **Map/Parcel Number:** 075 12 0F 065.00	**Name & Address of New Owner** Ivan and Linda Pearson Joint Revocable Trust 1106 Arrowhead Drive, Brentwood, TN 37027	**Send Tax Bills To:** New Owner

Effective as of 14th **day of March, 2022**, 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, **My Tennessee Home Solution LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Ivan R. Pearson, Trustee and Linda J. Pearson, Trustee of The Ivan and Linda Pearson Amended and Restated Joint Revocable Trust Agreement Dated 6/22/2016,** 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 65, AKA Unit 235, Tulip Cove Townhomes, as shown on Plat of record in Exhibit B of Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to My Tennessee Home Solution LLC, by Warranty Deed from Donald D. Chambers, and Mathew Fischer, married to each other, of record in Instrument No. 20220228-0022655, in the Register's Office of Davidson County, Tennessee, dated February 04, 2022 and recorded on February 28, 2022.

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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Hermitage**, 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 on this 14 day of March 2022

GRANTOR:

My Tennessee Home Solution LLC, a Limited Liability Company

By: _____
Charles Chandler, III

STATE OF Georgia
COUNTY OF Muscogee

Before me, Chelsea Cutsforth **of the state and county mentioned, personally appeared Charles Chandler, III, 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** ~~Charles Chandler III~~ **of My Tennessee Home Solution LLC, the within named bargainor, a Limited Liability Company, and that such Charles Chandler, III as such** member **, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as** My Tennessee Home Solution LLC

Witness my hand and seal, at office in Columbus **, this** 14 **day of** March **, 2022.**

_____
Notary Signature

Printed Name: Chelsea Cutsforth

My commission expires: 09/30/2025

CHELSEA CUTSFORTH NOTARY PUBLIC EXP. Sept. 30, 2025 MUSCOGEE COUNTY, GA