Karen Johnson Davidson County
Batch# 824583 DEEDWARR
03/18/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220318-0031535

WARRANTY DEED

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 10/02/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Fang Tanisha Mcomber	Sierr Pacific Mortgage Compnay, Inc.	081-06-0D-001
(NAME)	(NAME)	
1713 Simpkins St., Unit A	7800 Barbary Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Austin TX 78744	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kevin Douglas as sole member of **Integrity Construction Group, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter Fang and Tanisha Mcomber, husband and wife,** 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 Unit A, on the plan of the Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for the Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Integrity Construction Group, LLC, a Tennessee limited liability group, by deed of record in Instrument No. 20220207-0013659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1713 Simpkins St., Unit A, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 18th day of February, 2022.

Integrity Construction Group, LLC

Sole member

By: Kevin Douglas, sole member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Douglas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member, of Integrity Construction Group, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and seal this 18th day of February, 2022.

Notary Public _____

My Commission Expires: _____

File No.: 16207

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **2/18/2022** (date of document).

Affiant Signature

2/18/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **February**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

