Karen Johnson Davidson County
Batch# 861465 DEEDWARR
05/24/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20220524-0059953

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2022.

Notary Public
My commission expires:
1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PROPERTY BUYZ, LLC.	**Wildcat Lending Fund Two,**	**09316017700**
101 Lewis Street	4800 Dexter Dr.	
Nashville, TN 37210	Plano, TX 75093	

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,

Brandon Adams Trustee of The 101 Lewis St Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PROPERTY BUYZ, LLC.

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. 139, on the Plan of Maury & Clairborne's Addition, as of record in Book 21, Pages 84-85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of the 101 Lewis St Trust from Ronald Grant Sr, by Warranty Deed dated May 10, 2022 and recorded on May 18, 2022 in ~~RB~~ Book ~~xxx~~ Page ~~xxx~~, ~~Registers~~ Register's Office for ~~Rutherford~~ DAVIDSON County, TN.

*Instr.#20220518-0057392

Being the same property conveyed to Ronald Lewis Grant, Sr. by Quitclaim Deed from Rhonda Grant dated 3/31/98 of record in Book 10866, Page 449, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated 12/18/17 of record in Instrument No. 20180410-0033706, said Register's Office, Rosalind Grant conveyed whatever interest she may have had in subject property to Ronald Grant, Sr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 101 Lewis Street, Nashville, TN 37210.

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 in 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.

_____ Date: 5-10-22
The 101 Lewis St Trust by Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 101 Lewis St Trust and that he is authorized by The 101 Lewis St Trust to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of May, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Egdaniel Encarnacion, 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 5/10/2022.

Date

Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of May, 2022.

Notary's Signature
My Commission Expires: 1-11-24

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY