Karen Johnson Davidson County
Batch# 878819 DEEDWARR
06/27/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,966.55
20220627-0073408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

CONNIE GILLIAM NOTARY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

File No.: RES-22-108

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary McDermott and Moriah McDermott	New Owners	119 05 0 320.00
(NAME)	(NAME)	
108 Joyner Ave Nashville TN 37210		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TREEHOUSE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARY NEIL MACDERMOTT, A MARRIED WOMAN AND MORIAH CLAUD MACDERMOTT A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit: * as joint tenants with full rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 162 on the Map of Subdivision of Lots No's. 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, of record in Book 332, Page 148, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said lot fronts 50 feet on the northerly side of Joiner Street a/k/a Joyner Avenue and runs back between lines 138.7 feet on the easterly line and 138.1 feet on the westerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Dream House, LLC, A Tennessee Limited Liability Company, from Barbara Fields, William Wright, Josephine Wright, Wanda Frierson, Jessie McClain, Charles Haliburton, Rodell Jenkins, Patrice Jenkins, Maurice Haliburton, Anita Haliburton, Sandra Haliburton and Joseph Robinson, Jr., being all Heirs at Law of Naomi Wright, Deceased, by Warranty Deed dated September 2, 2014, recorded September 10, 2014, in Instrument No. 20140910-0082988, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Treehouse Investments, LLC, a Tennessee limited liability company, from Dream House, LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 16, 2016, recorded March 18, 2016, in Instrument No. 20160318-0025948, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 108 Joyner Avenue, Nashville, TN 37210
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 21st day of June, 2022

Treehouse Investments, LLC, a ~~Tennessee~~ Limited Liability Company

By: _____
Lee Turley, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam LaFever of the state and county mentioned, personally appeared Lee Turley, 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 Chief Manager of Treehouse Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Lee Turley as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Nashville TN, this 21st day of June, 2022.

_____
Notary Signature

Printed Name: Adam LaFever

My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/22/22 (date of document).

Affiant Signature

6/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212