Karen Johnson Davidson County
Batch# 885028 DEEDWARR
07/06/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220706-0077892

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF _____, 20 22

Notary Public

MY COMMISSION EXPIRES: 2025

(AFFIX SEAL)

KARLA LILLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Bohling	HOME POINT FINANCIAL CORP.	
(NAME)	(NAME)	096-10-0-072.00
2908 TEAKWOOD DR.	2211 OLD EARHART RD. #250	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	ANN ARBOR, MI 48105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **A-Team Acquisitions LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Todd Bohling,*** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* SINGLE MAN

Title Search Report Page 6 of 6 Land in Davidson County, Tennessee, being Lot No. 229 on map of Clover Hill, Section No. V, as of record in Book 2133 Page 88, Register's Office for said County.

Said Lot No. 229 fronts 100 feet on the North side of Teakwood Drive, and extends back between lines 134.1 feet on the East line and 155.1 feet on the West line to a dead-line in the road meandering 119.9 feet thereon.

Being the same property conveyed to Carolyn M. York and Shelby York by Quitclaim deed from Phyllis McFolin of record in Instrument No. 20220104-0001212 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on January 04, 2022.

Being the same property conveyed to A-Team Acquisitions LLC, a Tennessee limited liability company by Warranty deed from Carolyn M. York and Shelby York of record in Instrument No. 20220104-0001213 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 04, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2908 Teakwood Dr. Nashville, TN 37214 (unimproved)
(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 hand this 5th day of July, 2022.

A-Team Acquisitions LLC

Sole Member

By: Andre Lewis, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Andre Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Sole Member** of **A-Team Acquisitions LLC** the within named bargainer, and that he/she as such **Sole Member** , executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Sole Member** .

WITNESS my hand and official seal at office this 5th day of July, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.5.2022 (date of document).

Affiant Signature

7.5.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 5th day of July, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25