WARRANTY DEED

Karen Johnson Davidson County
Batch# 886027 DEEDWARR
07/08/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20220708-0078847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$206,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A-Team Acquisitions LLC, a Tennessee Limited Liability Company	New Owner New owner	
(NAME) 2549 Janalyn Trace	(NAME)	06115012800
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, **Henry Stopper who took title as Henry Louis Stopper, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A-Team Acquisitions LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Landa in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled the Plan of Sunnymeade Estates, Block D, of record in Book 974, Page(s) 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry Louis Stopper, by virtue of that certain Warranty Deed dated February 26, 2016, and being of record at Instrument No. 20160301-0019401 in the Register's Office of Davidson County, Tennessee. *Henry Stopper is one and the same person as Henry Louis Stopper.

Power of Attorney is of record at Instrument No. _202207080078846_____ in the Register's Office of Davidson County, Tennessee.

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

This is improved x unimproved _ property, known as 1216 Ardee Ave Nashville, TN 37216
(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 6 day of July, 2022.

Henry Stopper by Louis Scott Stopper, Attorney in Fact

Henry Stopper by Louis Scott Stopper, Attorney-In-Fact

STATE OF PENNSYLVANIA
COUNTY OF Philadelphia

Personally appeared before me, **Louis Scott Stopper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Henry Stopper**, and who acknowledged executing the same as the free act and deed of **Henry Stopper**.

WITNESS my hand and official seal at office this 6 day of July, 2022.

Notary Public

My Commission Expires: 11/03/2024

Commonwealth of Pennsylvania - Notary Seal
SAFIYA MARTIN - Notary Public
Philadelphia County
My Commission Expires November 3, 2024
Commission Number 1385957

Certificate of Authenticity

I, Holly A Mason, 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 the 6 day of July, 2022.

Affiant Signature

7/6/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of July, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY