Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 909706 DEEDWARR
08/30/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220830-0097767

39-B
File #22-1325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel Forbert and Rachel Sheldon, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Buyer Accepted, LLC,**** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

****grantees address is 41050 W. 11 Mile Rd., #220, Novi, MI 48375**

Land in Davidson County, Tennessee being Lot No. 702 on the Plan of Avondale Park, Phase 3, Section 2, of record in Inst No. 20151007-0102442, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Samuel Forbert and Rachel Sheldon, husband and wife by deed from NVR, Inc., a Virginia Corporation, dated December 16, 2016, of record in Inst. No. 20161220-0133502, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2032 Leeds Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Buyer Accepted, LLC	NEW OWNER	141-05-0A-702.00

WITNESS THE EXECUTION HEREOF this 29th day of August, 2022.

Samuel Forbert **Rachel Sheldon**

State of Tennessee)
County of Davidson)

On this 29th day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Samuel Forbert and Rachel Sheldon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tx
County of Denton

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 560,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of August, 2022.

Notary Public

My Commission Expires: 12-23-2024

JENNIFER GRESSETT
Notary Public, State of Texas
Comm. Expires 12-23-2024
Notary ID 130644748

Certificate of Authenticity

I, A Rebecca Lower, 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 08/29/2022.

Date

Kellie Deffer

Affiant Signature

08/30/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 30 day of August, 2022.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024