Karen Johnson Davidson County
Batch# 916942 DEEDWARR
09/15/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220915-0102858

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-22-4235

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed & sworn to before me, this 14th day of September, 2022

Notary Public

My Commission Expires:

Property Address: 112 Lane Wood Court, Nashville, TN 37211 **Map/Parcel Number:** 147-08-0-216	**Name & Address of New Owner** Imperial Home Offers, LLC 650 Northeast 32nd Street, Unit 4606, Miami, FL 33137	**Send Tax Bills To:** Imperial Home Offers, LLC 650 Northeast 32nd Street, Unit 4606, Miami, FL 33137

Effective as of **15th day of September, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Lula M. Teague, a single woman** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Imperial Home Offers, LLC, a Florida Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 41 on the Plan of Section 4, Beverly Heights, as of record in Plat Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lula M. Teague, An Unmarried Woman, by Warranty Deed from Erwin Kaegi and Wife, Bridget Kaegi, of record in Instrument No. 200007190071509, in the Register's Office of Davidson County, Tennessee, dated July 10, 2000 and recorded on July 19, 2000.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 14 day of September 2022

GRANTOR:

Lula Teague

Lula M. Teague

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of September, 2022, before me personally appeared Lula M. Teague, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2022.

Katelynn King

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Stevie Friesth 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 09/15/2022 (date of document).

Affiant Signature

09/15/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15th day of September, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY