Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson Davidson County
Batch# 920139 DEEDWARR
09/22/2022 09:44:54 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20220922-0105294

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2022.

Notary Public
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Team 9 Real Estate Solutions	Meridian Capital Group	148-08-0-106.00
4549 Xavier Dr	5115 Maryland Way ste 203	
Antioch, TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SummerCo Homebuyers, LLC**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Team 9 Real Estate Solutions,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 113 on the Plan of Oakwood Terrace, Section II, of record in Book 4460, pages 118 & 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more a more complete and accurate legal description of said property.
>
> Being the same property conveyed to SummerCo Home Buyers, LLC, a Tennessee limited liability company, by Warranty Deed form Kevin P. Hill, unmarried man, dated August 16, 2022 of record as Instrument No. 20220817-0093368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4549 Xavier Dr, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 20th day of September, 2022.

SummerCo Homebuyers, LLC

By: _____
Jeff Ley
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Ley, Authorized Representative of **SummerCo Homebuyers, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 20th day of September, 2022.

_____
Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2022087530