WARRANTY DEED

Karen Johnson Davidson County
Batch# 921864 DEEDWARR
09/27/2022 09:50:10 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220927-0106758

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

16339

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Windseeker, LLC	New Owner	150-01-0-079.00
(NAME)	(NAME)	
124 Lake Terrace Dr		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joel Little,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Windseeker, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Section Three, Edge-O-Lake Estates of record in Plat Book 3600, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel Little and Lori A. Little, husband and wife, by Warranty Deed dated May 28, 2015, from Michael Smith, married, of record in Instrument No. 20150601-0050597, said Register's Office. Joel Little and Lori A. Little having since divorced. Lori A. Little conveyed her interest by quitclaim deed of record in Instrument No. 20220927-0106757, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 205 Whorley Dr., Nashville, TN 37217
(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/our hands this 23rd day of September, 2022.

Joel Little

State of Tennessee
County of Davidson

Personally appeared before me Joel Little, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2022.

Notary Public
My Commission Expires: _____

File No.: 16339

