Karen Johnson Davidson County
Batch# 931114 DEEDWARR
10/18/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20221018-0113723

STATE OF Tennessee VA
COUNTY OF Davidson London

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Dianna Sheler
Affiant

Subscribed and sworn to before me, this 11th day of October, 2022.

Jacqueline Corley
Notary Public
My commission expires: 31 July 2026

JACQUELINE CORLEY NOTARY PUBLIC REG # 7768832 MY COMMISSION EXPIRES 7/31/2026 COMMONWEALTH OF VIRGINIA

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
A-Team Acquisitions, LLC 2549 Janalyn Trace Hermitage, TN 37076	New Owner	052080A01800CO

FOR AND IN 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 ACKNOWLEDGE, WE,

Dianna Sheler, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A-Team Acquisitions, LLC, a Tennessee Limited Liability Company

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. 18 on the Plan of Heron Walk, Phase One, Section One, as of record in Book 9700, Page 173, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hiram Sheler and wife, Dianne Sheler, by Warranty Deed from Joseph Duke, married and wife, Jennifer Banzhoff, of record in Instrument No. 20050919-0112279, in the Register's Office of Davidson County, Tennessee, dated September 15, 2005 and recorded on September 19, 2005.

The said Hiram Sheler having since died on October 16, 2011 leaving Dianna Sheler, sole owner of said property.

Dianna Sheler is one and the same as Dianne Sheler

HE-2022-155

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1933 Gulf Breeze Place, Nashville, TN 37115**.

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 in 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 hand(s) this **7th day of October, 2022.**

Dianna Sheler

Dianna Sheler

STATE OF VIRGINIA
COUNTY OF LOUDOUN

On this 7th day of October, 2022, before me personally appeared Dianna Sheler, 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 7th day of October, 2022.

Jacqueline Corley

Notary Signature
My commission expires: 31 July 2026

JACQUELINE CORLEY
NOTARY PUBLIC
REG # 7768832
MY COMMISSION EXPIRES
7/31/2026
COMMONWEALTH OF VIRGINIA

HE-2022-155

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 October 11, 2022.

Affiant Signature

10/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022