Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 22090882

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $195,250.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2022.

Notary Public
My Commission Expires: 7/22/25

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 933580 DEEDWARR
10/25/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $722.43
20221025-0115663

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Liberty Property, LLC	Liberty Property, LLC	108-03-0-148.00
1739 Ravello Way	1739 Ravello Way	
Brentwood, TN 37027	Brentwood, TN 370207	

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

Land in Davidson County, Tennessee, being Lot No. 52-B on the Plan of Zone Lot Division Lots 49 & 50 A Resubdivision of Lots 35 & 42-50 Section Five Patio Villa, Lots 51-53, Section Five, Patio Villa, of record in Plat Book 6250, Page 451, amending Plat Book 5200, Page 633, 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 Team 9 Real Estate Solutions, LLC, a Tennessee limited liability company, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Barry K. Cochran, dated November 19, 2021, and appearing of record in Instrument Number 20211124-0156593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ✓ improved ___ unimproved property known as 3067 Casa Dr., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of October, 2022.

Team 9 Real Estate Solutions LLC

BY: Kenneth D. Davis

ITS: Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth D. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Member of Team 9 Real Estate Solutions LLC, a limited liability company, and that s/he is authorized by Team 9 Real Estate Solutions LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 24th day of October, 2022.

MARK S. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 11-20-2028

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 24, 2022 (date of document).

Amber Whisner
Affiant Signature

October 25, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of October, 2022.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County

202210250115663