RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-11554-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 944086 DEEDWARR
11/22/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20221122-0123671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of Nov, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TN Investment Group, LLC 2663 Dunstan Place Dr Thompson Station TN 37179	Same address as new owner	148-07-0-085

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($260,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REBECCA ANNE POLING**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TN INVESTMENT GROUP, LLC**, Tennessee limited liability company, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 834 on the Plan of Section Eight, Cherokee Hills, of record in Book 3700, page 154, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebecca Anne Poling, unmarried, from Charles M. Bratton, Jr., and wife, Elizabeth B. Bratton, by Warranty Deed dated June 15, 1987, and of record in Book 7269, Page 437, in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 134 Rader Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of November, 2022

GRANTOR(S)

Rebecca Anne Poling

Rebecca Anne Poling

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Rebecca Anne Poling, 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.

WITNESS my hand and seal, this the 21 day of November 2022

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/22/22 (date of document).

Frank Roberts

11/22/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of November, 2022.

Notary's Signature

My Commission Expires: March 7th, 2026

Notary's Seal

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026