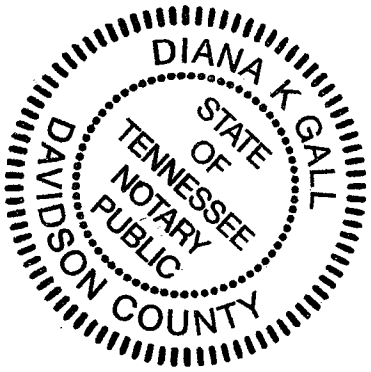
Karen Johnson Davidson County
Batch# 960881 DEEDWARR
01/13/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230113-0002951



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2023.

Notary Public

My commission expires: 9-6-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Casey Samsel	New Owner	**108-12-0-117.00**
3017 Reelfoot Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Restoration Dream Homes, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Casey Samsel, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19, Section One, on the Plan of Reelfoot Subdivision, as of record in Book 5200, Page 641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve M. Cox and wife, Theresa A. Cox by Warranty deed from David F. Vanderwood and wife, Betty G. Vanderwood of record in Book 7364, page 390, Register's Office for Davidson County, Tennessee, dated September 15, 1987 and recorded on September 28, 1987.

Being the same property conveyed to Restoration Dream Homes, LLC by Warranty deed from Steve M. Cox and wife, Theresa A. Cox of record in Instrument No. 20220830-0097881 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on August 30, 2022.

This is improved property known as **3017 Reelfoot Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of January, 2023.

Restoration Dream Homes, LLC

Ronald Adam Davidson – Authorized Member

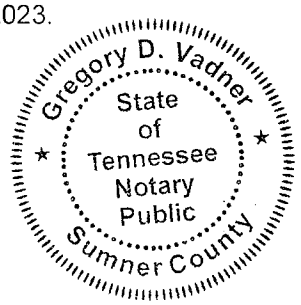
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronald Adam Davidson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member (or other officer authorized to execute the instrument) of Restoration Dream Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Ronald Adam Davidson as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Member.

Witness my hand and official seal this 12th day of January, 2023.

Notary Public
My Commission Expires: 4/7/23

LTC File No. 22-001074-526



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-12-23.

Affiant Signature

1-13-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY