Karen Johnson Davidson County
Batch# 963284 DEEDWARR
01/23/2023 09:30:01 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20230123-0004979

CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JANUARY, 2023.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Meyer, unmarried	New Owner (NAME)	
911 Rachels Place (ADDRESS)	(ADDRESS)	075-11-0-244.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Meyer, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 67B on the Plan of Zone Lot Division of Lots 49 thru 69 and Lots 71,72,73,75,77 and 79 Rachel's Square Section Two of record in Plat Book 6250, Page 541, 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 Teresa Ann Thornhill of record in Instrument No. 20211209-0163660 Register's Office for Davidson County, Tennessee, dated December 02, 2021 and recorded on December 09, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 911 Rachels Place, Hermitage, TN 37076
(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 hand(s) this 20th day of January, 2023.

WARRANTY DEED
(Continued)

Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company

BY: _____
Kenneth D. Davis, Chief Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth D. Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Team 9 Real Estate Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Managing Member of said Team 9 Real Estate Solutions, LLC.

Witness my hand and official seal, at office, on this the 20 day of January, 2023

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2025

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072