Name and Address of New Owner:
GGI Home Buyers, LLC
216 Rowlette Cir
Murfreesboro, TN 37127

Send Tax Statements To:
GGI Home Buyers, LLC
216 Rowlette Cir
Murfreesboro, TN 37127

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23020149

Map and Parcel: 095 14 0 059.00

Karen Johnson Davidson County
Batch# 973324 DEEDWARR
02/22/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $640.10
20230222-0012632

WARRANTY DEED

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, **Chad Waiwaiole**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GGI Home Buyers, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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. 54 on the Plan of Elm Hill Acres, Section No. I of record in Book 2331, Page 67, 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 Lucia Wiles and Chad Waiwaiole, as joint tenants with right of survivorship, by Warranty Deed from Jason A. Mezzatesta and wife, Rachel D. Mezzatesta, of record in Instrument No. 20090928-0089710, in the Register's Office of Davidson County, Tennessee, dated September 25, 2009 and recorded on September 28, 2009. Being the same property conveyed to Chad Waiwaiole, by Quitclaim Deed from Lucia Wiles, of record in Instrument No. 20180102-0000265, in the Register's Office of Davidson County, Tennessee, dated December 21, 2017 and recorded on January 02, 2018.

This conveyance is subject to the following All matters shown on the plat of Elm Hill Acres, Section No. I, as recorded in Book 2331, Page 67; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4311, Page 290, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2122 Jade Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 22nd day of February, 2023.

Chad Waiwaiole

State of Tennessee

County of Rutherford

Personally appeared before me, Chad Waiwaiole with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of February, 2023.

Notary Public
My Commission Expires: 4.17.26

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,000.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of February, 2023.

Notary Public
My Commission Expires: 4.17.26

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 2-22-23 (date of document).

L. F. Vaught

Affiant Signature

2-22-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of February, 2023.

Bridgette N. Anderson

Notary Signature

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025