WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

LR-D-23-616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 981638 **DEEDWARR**
03/16/2023 02:04:20 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20230316-0019179

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Darius A. Nabaa	**Mortgage Research Center LLC DBA Veterans United Home Loans, ISAOA/ATIMA**	
(NAME)	(NAME)	**059-11-0184.00**
616 Baldwin Ct	**1400 Forum Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1ST CHOICE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND FTN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARIUS A NABAA, SINGLE MAN.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 508 on the Plan of Section 4, Haynes Manor of record in Plat Book 4175, Page 90, 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 1st Choice Partners, LLC a Tennessee Limited Liability Company and FTN Investments, LLC a Tennessee Limited Liability Company by Warranty deed from Frank Wayne Jones, a single person of record in Instrument No. 20221208-0127972 Register's Office for Davidson County, Tennessee, dated December 05, 2022 and recorded on December 08, 2022.

Further being the same property conveyed to 1st Choice Partners, LLC a Tennessee Limited Liability Company and FTN Investments, LLC a Tennessee Limited Liability Company from Vera L. Jones, Widowed, by Quitclaim Deed of Record in Instrument No: 20230316-0019178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 90, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4378, Page 976, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **616 Baldwin Ct, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF MARCH, 2023.

1st Choice Partners, LLC

BY: _____
Tiffany Robertson
Member

BY: _____
Tyrone Robertson
Member

FTN Investments, LLC

BY: _____
Nelius Omar Ellis
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY ROBERTSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1ST CHOICE PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYRONE ROBERTSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1ST CHOICE PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

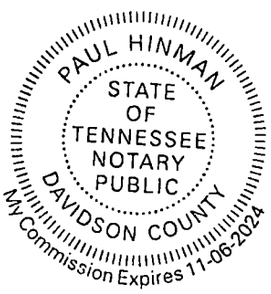


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELIUS OMAR ELLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of FTN INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212