Karen Johnson Davidson County
Batch# 982247 DEEDWARR
03/20/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20230320-0019663

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Ste 100
Mt. Juliet, TN 37122
MJ-23-646

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of March, 2023

Notary Public

Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ronte Laster 3909 Thackery Drive Nashville, TN 37207	United Wholesale Mtg., LLC 585 South Bouelvard E Pontiac, MI 48341	041-12-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Offer Tennessee, LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronte Laster, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 96 on the Map of Bellshire Estates, Section 2, as of record in Book 2133, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 71.0 feet on the Easterly side of Thackery Drive, and extends back 274.9 feet on the Northerly line and 283.4 feet on the Southerly line, to a line in the rear on which it measures 98.0 feet.

Being the same property conveyed to Offer Tennessee, LLC a Delaware limited liability company by Warranty Deed from Alton L. Whittemore and wife, Linda P. Whittemore of

record in Instrument No. 20220901-0098748 Register's Office for Davidson County, Tennessee. dated August 31, 2022 and recorded on September 1, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3909 Thackery Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 15th day of March, 2023.

Offer Tennessee, LLC, a Delaware Limited Liability Company

By: _____
Dylan Williams, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williams of the state and county mentioned, personally appeared Dylan Williams of Offer Tennessee, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Offer Tennessee, LLC, the within named bargainor, a Limited Liability Company, and that such Dylan Williams of Offer Tennessee, LLC as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member

Witness my hand and seal, at office in Brentwood, TN this 16th day of March, 2023.

_____
Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Drusilla Bryant, 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 true and exact copy of the original document executed and authenticated according to law on 3-16-23.

Drusilla Bryant
Affiant Signature

3-16-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of March, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026