NEW OWNER:
Breana Smith
3312 Hospital Lane
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner c/o United Wholesale Mortgage
585 South Boulevard E
Pontiac, Michigan 48341
MAP & PARCEL
080-07-0-100.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-185

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 995177 DEEDWARR
04/21/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230421-0029697

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($315,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Joey Homes, LLC, a Tennessee Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Breana Smith, an unmarried woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Section Nine, Bordeaux Hills, of record in Plat Book 4175, Page 116, 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 Joey Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Freddie D Milliken, Jr., unmarried of record in Instrument No. 20220712-0079932 Register's Office for Davidson County, Tennessee, dated July 5, 2022 and recorded on July 12, 2022.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 20th day of April, 2023.

Joey Homes, LLC, a Tennessee Limited Liability Company

By: _____
Joseph Albert Graebe, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Joseph Albert Graebe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Member** of, **Joey Homes, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 20th day of April, 2023.

_____
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **315,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 20th day of April, 2023.

_____
NOTARY PUBLIC

My commission expires: 11-6-23

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 April 20, 2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 04-20-2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 04-20-2023

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

