# WARRANTY DEED

Record and return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd
TN 37075

Karen Johnson Davidson County
Batch# 1000411 DEEDWARR
05/08/2023 09 06 17 AM 2 pgs
Fees $13 00 Taxes $1,276 50

20230508-0033815

State of Tennessee
County of SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 9/23/25

(AFFIX SEAL)

SHARON CRAIG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Zachary Debord<br>Cecilia Roberts | NEW OWNER | 06308025400 |
| (NAME) | (NAME) | |
| 4030 Lafayette Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Twin Team, LLC, A Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zachary Debord, an Unmarried Man, and Cecilia Roberts, an Unmarried Woman, as Tenants in Common with Rights of Survivorship,** 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 located in Old Hickory, Davidson County, Tennessee, being Lot No. 19 of Block "B-1", on the Plan of Hadley Bend City, as of record in book 421, Page 120, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20160913-0096072, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 4030 Lafayette Avenue, Old Hickory, TN 37138
(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 hands this 4th day of May, 2023

The Twin Team, LLC, a Tennessee Limited Liability Company

By: _____
Jeremy Bockman, Managing Member

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to the MANAGING MEMBER of The Twin Team, LLC, a Tennessee Limited Liability Company and that he as such MANAGING MEMBER executed the forgoing instrument for the purposes therein contained, by signing the name of The Twin Team LLC, a Tennessee Limited Liability Company by himself as MANAGING MEMBER

WITNESS my hand and seal this 4th day of May, 2023.

_____
Notary Public
My Commission Expires: 12-16-2025
File No. 16793

