This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-1226-KS

Karen Johnson Davidson County
Batch# 1005146 DEEDWARR
05/18/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20230518-0037484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9th day of May, 2023.

Notary Public
My Commission Expires: July 24, 2023

Address New Owner(s)	Send ~~Tax~~ Bills To:	Map-Parcel Number(s)
Kurt L. Vincent 1216 Ardee Avenue Nashville, TN 37216	New Owner	061-15-0-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **A Team Acquisitions LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kurt L. Vincent, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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(s) 8, as shown on the map entitled the Plan of Sunnymeade, Estates, Block D, of record in Book 974, Page(s) 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to A-Team Acquisitions LLC, a Tennessee limited liability company by Warranty Deed from Henry Stopper who took title as Henry Louis Stopper, unmarried, dated July 6, 2022 and recorded on July 8, 2022 as Instrument No. 20220708-0078847, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry Louis Stopper by Warranty Deed from Richard L. Kirk, unmarried, dated February 26, 2016 and recorded March 1, 2016 as Instrument No. 20160301-0019401, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1216 Ardee Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2023.

GRANTOR:

A Team Acquisitions LLC, a Tennessee Limited Liability Company

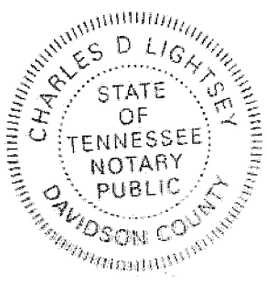
By: _____
Andre` Lewis, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andre` Lewis, Sole Member, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that hey is the Sole Member of A Team Acquisitions LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of May, 2023.

_____
Notary Public
My Commission expires: March 3, 2026



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 9th day of May, 2023.

K. Thomas Sidwell
Date: 5/9/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 9th day of May 2023

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY