Karen Johnson Davidson County
Batch# 1008758 DEEDWARR
05/30/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230530-0040533

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 26th day of May, 2023.26th

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alliance Building Group, LLC	SAME AS NEW OWNER	034-01-0-039.00
(NAME)	(NAME)	
811 Meadowlark Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $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, I/we **Option Rentals, Inc.**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alliance Building Group, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 63, as shown on the map entitled ECHO MEADOWS, of record in Plat Book 2331, page 64, 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 OPTION RENTALS, INC., by deed from RONALD LEWIS CARR AND JAMIE ANN CARR, HUSBAND AND WIFE, KATHY JO MORGAN AND MICKEY E. MORGAN, WIFE AND HUSBAND, of record in Instrument No. 20210506-0060643, dated April 30, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 811 Meadowlark Lane, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of May, 2023.

Option Rentals, Inc.

BY: David Christian Calvin, Authorized Agent

David Christian Calvin, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Christian Calvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Option Rentals, Inc., the within named bargainors, a corporation, and that such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Agent..

Witness my hand and official seal, this the 26th day of May, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/26/23.

Date

Celia Stewart-Rouse

Affiant Signature

5/26/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 26th day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY