Karen Johnson Davidson County
Batch# 1023112 DEEDWARR
07/06/2023 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20230706-0051659

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	CTI 1379, LLC 111 West 33rd Street Suite 1901 New York, NY 10120

Order Number: C-TN868327

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Donte Williams, a single person,** for Two Hundred Ninety Thousand Dollars and 00/100 ($290,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **CTI 1379, LLC, a Delaware Limited Liability Company**, whose address is 111 West 33rd Street, Suite 1901, New York, NY 10120, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 86, Section 6 on the Plan of Valley Grove Subdivision of record in Plat Book 5200 Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 086-16-0-066.00
Street address of property: 4117 Woodway Lane, Hermitage, TN 37076

Prior Instrument References by which Grantor(s) acquired title: Book 10260, Page 797 in the Register's Office, Davidson County, Tennessee.

Signed this 30 day of June, 2023

Signature of Grantor(s):

Donte Williams

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of June, 2023, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Donte Williams known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 086-16-0-066.00
Street address of property: 4117 Woodway Lane, Hermitage, TN 37076

Oath of Consideration

I or we, Donte Williams, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $290,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 30 day of June, 2023

Signatures of Affiant(s):

Donte Williams

Sworn and subscribed before me this 30 day of June 2023

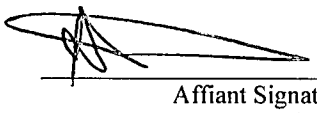
Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

202307060051659

Tennessee Certification of Electronic Document

I, Alyssa Martinez, 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 6/30/2023 (date of document).



Affiant Signature

7/5/2023

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 5 day of July, 2023.



Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

