WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038788 DEEDWARR
08/16/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230816-0063666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: RES-23-1911

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mieke Tackett	New Owner	081 07 0 384.00
(NAME)	(NAME)	
1911 Cephas Street Nashville, TN 37208	Same	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TREEHOUSE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MIEKE TACKETT, SINGLE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plat of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Plan, of record in Book 161, Page 174, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the west side of Cephas Avenue, and extends back between parallel lines 115 feet to an alley.

Being the same property conveyed to Treehouse Investments, LLC, from Family Trust Services, LLC, by Quitclaim Deed dated April 20, 2016, recorded April 27, 2016, in Instrument No. 20160427-0041100, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1911 Cephas Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 11th day of August, 2023.

Treehouse Investments LLC, a Tennessee Limited Liability Company

By: _____
Lee Turley, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

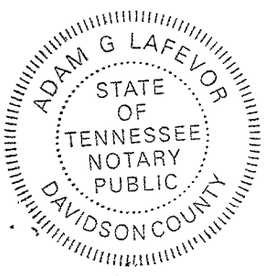
Before me, Adam LaFevor of the state and county mentioned, personally appeared Lee Turley, Chief Executive Manager of Treehouse Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Executive Manager of Treehouse Investments LLC, the within named bargainor, a Limited Liability Company, and that such Lee Turley, Chief Executive Manager of Treehouse Investments LLC as such Chief Executive Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Executive Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of August, 2023.

_____
Notary Signature

Printed Name: Adam LaFevor

My commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Joshua A. Terry, 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 8/11/23.

Affiant Signature – Joshua A. Terry

8/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27