WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051734 DEEDWARR
09/19/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,779.70
20230919-0073548

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

File No.: RES-23-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/2/2023

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
Caleb Bone and Ruchala Bone	Ally Bank	119 01 0 455.00
(NAME)	(NAME)	
304 Peachtree Street Nashville, TN 37210	440 South Church Street Charlotte, NC 28202-2028	
(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, **CALEB BONE AND RUCHALA BONE, HUSBAND AND WIFE, AS JOINT TENANTS**, 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. 11 on the Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd., of record in Plat Book 332, Page 21, in the Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Treehouse Investments, LLC, a Tennessee limited liability company, from Jessica Turley, married, by Quitclaim Deed dated September 7, 2022, recorded September 13, 2022 in Instrument No. 20220913-0102244, 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 304 Peachtree Street, Nashville, TN 37210
(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 18th day of September, 2023.

Treehouse Investments, LLC, a Tennessee Limited Liability Company

By: _____
Lee Turley, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lillian Turman 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, this 18th day of September, 2023.

_____
Notary Signature

Printed Name: Lillian Turman

My commission expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

RETURN TO:

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

Certificate of Authenticity

I, Tiffany Rooker, 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 September 19, 2023.

Tiffany Rooker
Affiant Signature

9/19/2023
Date

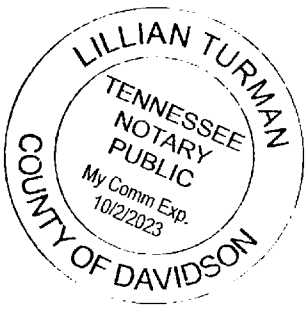
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal



File No. RES-23-304