Karen Johnson Davidson County
Batch# 1058836 DEEDWARR
10/06/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231006-0079002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

File #23-MP-233-PARKS

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leslie Alison Honicker	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	
233 Harrington Avenue	**585 South Boulevard East**	**052-01-0-062.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **233 HARRINGTON, GP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE ALISON HONICKER, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 8 of Block "B" on the Map of Crittenden Estates Subdivision, as of record in Plat Book 974, Page 69, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the North side of Harrington Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Rudy, Paulus & Carney, PLLC, A Tennessee Professional Limited Liability Company, by Warranty Deed from Patricia A. Slate and Spouse Martha Barron, of record in Instrument No. 20171009-0103091, in the Register's Office of Davidson County, Tennessee, dated October 06, 2017 and recorded on October 10, 2017.

Further being the same property conveyed to 233 Harrington GP, A Tennessee General Partnership, by Quitclaim Deed from Rudy, Paulus Hinman & Lux, PLLC, F/K/A Rudy, Paulus, & Carney PLLC, A Tennessee Professional Limited Liability Company, of record in Instrument No. 20180828-0085245, in the Register's Office of Davidson County, Tennessee, dated August 24, 2018 and recorded on August 28, 2018.

This conveyance is subject to:
*Taxes for the year 2024 and subsequent, a lien not yet due and payable.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crittenden Estates Subdivision, as recorded in Plat Book 947, Page(s) 69.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **233 Harrington Avenue, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 5th day of October, 2023.

233 Harrington, GP, a Tennessee Partnership

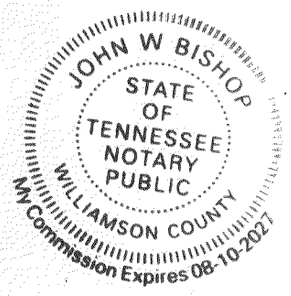
By: _____
Megan Paulus, Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2023, before me personally appeared Megan Paulus, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Managing General Partner of 233 Harrington, GP, the within named bargainor, and who acknowledged that she, as such Managing General Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of October, 2023.

_____
Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, John W. Bishop, 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 this the 5 day of October, 2023.

Affiant Signature
Date 10/5/2023

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026