Karen Johnson Davidson County
Batch# 1058838 DEEDWARR
10/06/2023 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20231006-0079005

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leah M. Raj, as Trustee of the Leah M. Raj Revocable Trust UAD August 1, 2023	Ameris Bank	103 03 0M 002.00
(NAME) 1133 Ocean Ave Mail Stop Code DP3201	(NAME) 1850 Parkway Pl, Ste 400	
(ADDRESS) Lakewood, NJ 08701	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Golf Brother Homes, LLC, a Tennessee Limited Liability Company,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leah M. Raj, as Trustee of the Leah M. Raj Revocable Trust UAD August 1, 2023, a Georgia Revocable Trust**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee and being Unit B as established by the Declaration of Covenants, Conditions, Restrictions for Homes at 4808 Wyoming Avenue a Horizontal Property Regime with Private Elements ("Declaration"), of record in Instrument No. 20221129-0125067, Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being part of the same property conveyed to Golf Brothers, LLC, a Tennessee limited liability company by Warranty Deed from Creative REI, LLC by deed dated November 17, 2022, and filed of record on November 23, 2022, of record in Instrument No. 20221123-0123938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4810 Wyoming Ave., Nashville, TN 37209

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 Grantees 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 Grantees, 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 our hands this 5th day of October, 2023.

Golf Brothers Homes, LLC
a Tennessee Limited Liability Company

BY: _____
Keith Alfred Bolton, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith Alfred Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of Golf Brothers Homes, LLC, the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as President.

Witness my hand and official seal, this the 5th day of October, 2023.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

True Copy Certification

I, **Pam Autry,** 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 5th day of October, 2023.

Affiant Signature

Date 10/8/23

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:

