Karen Johnson Davidson County
Batch# 1072693 DEEDWARR
11/16/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.42
20231116-0089428

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Cheatham The actual consideration or value, whichever is greater for this transfer, is $387,950.00. AFFIANT Subscribed and sworn to me on November 16, 2023. NOTARY PUBLIC My commission expires: _____

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC, LLC
1212 East Broward Boulevard, Suite 202
Fort Lauderdale, FL 33301
File Number: 2023-689

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner.	MAP & PARCEL:
Calvin Ecker and Amanda Ecker	**First Choice Lending Services, LLC, A TN LLC**	072 06 0 037.00
1026 Iverson Avenue	9821 Cogdill Road, Suite 2	
Nashville, TN 37216	Knoxville, TN 37932	

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,

Andrew Ecker, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Calvin Ecker and Amanda Ecker, married to each other

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 65 on the Plan of Maynor Place of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Andrew Ecker, by deed from to Lisa D. Elkin, unmarried, dated January 13, 2016, recorded January 19, 2016, of recorded in Instrument Number 20160119-0004789, of the Public Records of Davidson County, Tennessee.

Property Address: 1026 Iverson Avenue Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS;

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property also known as 1026 Iverson Avenue, Nashville, TN 37216.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on 15th day of November, 2023.

Andrew Ecker

STATE OF MN
COUNTY OF Washington

On this 15th day of November, 2023, before me personally appeared Andrew Ecker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2023.

Notary Signature
My commission expires: 1/31/25

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2025

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 November 15, 2023.

Affiant Signature

Date: November 15, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this November 15, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

