Karen Johnson Davidson County
Batch# 1088304 DEEDWARR
01/04/2024 09:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20240104-0000825

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 540,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2024.

Notary Public

COMMISSION EXPIRES: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Vincent	Guaranteed Rate, Inc.	052-05-0-105.00
(NAME)	(NAME)	
1013 Red Bud Terrace	1806 W Cuyler Ave, Suite 1W	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Chicago, IL 60613-2541	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Black Chandelier Properties, LLC, a North Carolina Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Vincent, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 3 and an Easement Appurtenant thereto, on the Plan of Red Bud Terrace, of record in Book 843, page 41, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the Southeast side of Red Bud Terrace and extends back between parallel lines a distance of 200 feet to a dead line, and measuring 100 feet on said Dead Line and being directly to the North of Lots Nos. 1 and 2 of said subdivision.

The easement or right-of-way consisting of a 7-1/2 foot strip along the Northwesterly margin of Lot No. 1 and a 7-1/2 foot strip along the Southeasterly margin of Lot No. 2 of said Subdivision, said right-of-way extending from East Palestine Boulevard to the Southwesterly Boundary Line of Lot No. 3.
Being a portion of the same property conveyed to Black Chandelier, LLC, a North Carolina Limited Liability Company by Quitclaim Deed from Blake Sennett, married of record in Instrument No. 20230404-0024587, dated March 31, 2023 and recorded April 4, 2023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1013 Red Bud Terrace** (House Number) (Street) **Madison, TN** (P.O. Address) (City or Town) (State) **37115** (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, successors 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, successors 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 29th day of December 2023.

Black Chandelier Properties, LLC, a North Carolina Limited Liability Company

By: _____
Nolyn Chalmers Croy, Sole Member

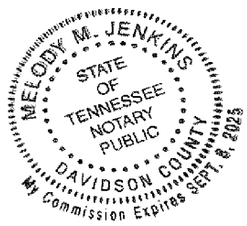
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Nolyn Chalmers Croy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Sole Member of Black Chandelier Properties, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as a Sole Member.

WITNESS my hand and seal this 29th day of December 2023.

_____
Notary Public

Commission Expires: 9-8-2025



Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 3rd day of January, 2024.

_____ 01/03/2024
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 3rd day of January, 2024.

_____
Notary's Signature



My Commission Expires: 09/08/2025