RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-19378-24

Karen Johnson Davidson County
Batch# 1095772 DEEDWARR
01/30/2024 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.96
20240130-0006437

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,990.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of JANUARY, 2024.

NOTARY PUBLIC

My commission expires: ____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IBS Consultant, LLC 2638 East 40th Plaza Panama City, FL 32405	Same address as new owner	086-08-0-079

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED NINETY AND 00/100 Dollars ($359,990.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RADACH & JOHNSON HOMES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **IBS CONSULTANT, LLC, A MISSISSIPPI LIMITED LABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of Camden Woods, Phase I, as shown by plat of record in Plat Book 6900, Pages 697 and 698, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gayle Y. Crawford, unmarried, by Warranty Deed dated 09/27/2004, from Joy D. Siringer, an unmarried person, of record in Instrument No. 20040930-0117851, Register's Office for Davidson County, Tennessee. The said Gayle Y. Crawford a/k/a Gayle Ann Crawford died April 8,2015. See affidavit of heirship of record in 20230613-0044872, said county.

Being the same property conveyed to Radach & Johnson Homes, LLC, from Sarah Elizabeth Koch Crawford, unmarried, by Warranty Deed dated 6/12/2023 and recorded 6/13/2023 in Instrument No. 20230613-0044873, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **2117 Strombury Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of January, 2024

GRANTOR(S)

Radach & Johnson Homes, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Johnson, Member/Authorized Agent

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned of the state and county mentioned, personally appeared Matthew Johnson, Member/Authorized Agent of Radach & Johnson Homes, 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 Member/Authorized Agent of Radach & Johnson Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Johnson, Member/Authorized Agent of Radach & Johnson Homes, LLC as such Member/Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member/Authorized Agent.

WITNESS my hand and seal, this the 29th day of January, 2024.



_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11-28-26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 29, 24 (date of document).

Jennifer L. Pennell

January 29, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

