ANGELA HYDE
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

WARRANTY DEED

ONETOCREW-H24021

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF February, 2024.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
OnetoCrew,LLC	Gene Boros	63-1-23
1551 Hudson Road	5210 State Route 1820	
Madison, TN 37115	Melber, KY 42069	

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, I/we, PIONEER JUSTICE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ONETOCREW,LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Parcel - 063-01-0-023.00

Land in Davidson County, Tennessee, being the West 75 feet of Lot No. 10 on, the Map of Nawakwa Hills Annex, as of record in Book 843, Page 64; Register's Office for said County.

Said part of said lot fronts 75 feet on the Northerly side of Hudson Lane and runs back between lines, as measured from the center line of said Lane, 816.2 feet on the Westerly line and 825 feet, more or less, on the Easterly line, to a deadline, on which it measures 75 feet, more or less.

Being part of the same property conveyed to Pioneer Justice, LLC by quitclaim deed from 1555 Hudson Road of record in Instrument No. 202308280067065, recorded on 08/28/2023, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1555 Hudson Road by warranty deed from Jonathan D. Fisk, unmarried of record in Instrument No. 202204210046221, recorded on 04/21/2022, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1551 Hudson Road, Madison, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch# 1099071 DEEDWARR
02/08/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20240208-0008809

Witness my/our hand(s) this 7th day of February, 2024 :

Pioneer Justice, LLC by Douglas R. Rogers, Jr. as Sole Member

Pioneer Justice, LLC by Douglas R. Rogers, Jr. as Sole Member

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Douglas R. Rogers, Jr., 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 Sole Member of Pioneer Justice, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Douglas R. Rogers, Jr. as Sole Member.

My Commission Expires 10/21/24

Notary Public

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Unreylehn, 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 2/07/2024 (date of document).

Affiant Signature

2/07/2024
Date

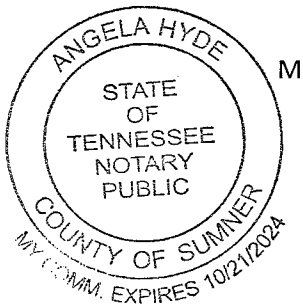
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of February, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: _____