Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue
801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1121820 DEEDWARR
04/11/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20240411-0025958

WARRANTY DEED

Effective as of **8th day of April, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Jeff 1, LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Felicia Coleman, an unmarried woman** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Being Lot No. 217 on the Plan of PHASE 3 VILLAGES OF LONG HUNTER P.U.D. of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jeff 1, LLC, by Quitclaim Deed from VM Master Issuer, LLC, of record in Instrument No. 20240223-0012407, in the Register's Office of Davidson County, Tennessee, dated February 22, 2024 and recorded on February 23, 2024.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County,** Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 5th day of April 2024

GRANTOR:

Jeff 1, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Kelly Hallford
Its: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, personally appeared Kelly Hallford **, 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** Kelly Hallford **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of Jeff 1, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such** Kelly Hallford **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of Jeff 1, LLC, a Delaware Limited Liability Company, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in Phoenix, AZ **this** 5th **day of** April, 2024

JOHN LABELLE
Notary Public - Arizona
Maricopa County
Commission # 659089
My Commission Expires October 30, 2027

JOHN LABELLE
Notary Public - Arizona
Maricopa County
Commission # 6590
My Commission Expires October 30, .

_____
Notary Signature
My commission expires: 10-30-27

New Owner Name and Address to/ Mail tax bills to: Felicia Coleman 7109 S. Hampton Boulevard Antioch, TN 37013 **Property Address:** 7109 S. Hampton Boulevard Antioch, TN 37013 Parcel I.D. Numbers: 151 10 0A 292.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$363,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. _____ AFFIANT Subscribed and sworn to before me this 8 day of April, 2024 _____ NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 4/8/2024 (date of document).

Affiant Signature

4/8/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27