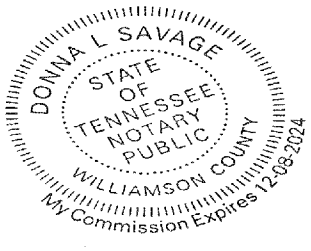
Karen Johnson Davidson County
Batch# 1128909 DEEDWARR
04/30/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240430-0031271



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson DLS
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of April, 2024.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elli Helmintoller and Hunter Metts	New owner	053-03-182.00
(NAME)	(NAME)	
1311 Jones St.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Middle TN Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elli Helmintoller , an unmarried woman and Hunter Metts, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of E. I. DuPont de Nemours and Company's Subdivision of record in Plat Book 1424, Page 67, in the 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 Middle TN Investments LLC, a Tennessee Limited Liability Company by deed from Charlotte Landrum and Jarrett Landrum, a married couple and Donovan Meador, a single man, of record in Instrument No. 20210107-0003592, dated January 6, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 1311 Jones St., Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of April, 2024.

Middle TN Investments, LLC

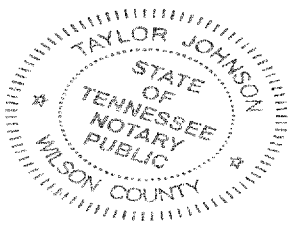
BY: _____
Brian Benton, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, 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 of Middle TN Investments, LLC the within named bargainor, a limited liability company, and that such Authorized Agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Middle TN Investments, LLC as Member..

Witness my hand and official seal, this the 29th day of April, 2024.

_____
Notary Public
My Commission Expires: 3/19/2025



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 April 29, 2024.

Date

Affiant Signature

4/29/2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

