Karen Johnson Davidson County
Batch# 1130604 DEEDWARR
05/03/2024 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20240503-0032529

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

William G. Wallis, SR
Affiant

Subscribed and sworn to before me, this 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Wallis, Sr, Unmarried	New Owner (NAME)	
5209 Lake Court (ADDRESS)	(ADDRESS)	148-08-0-106.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William G. Wallis, Sr, Unmarried , hereinafter called the Grantees, their heirs and assigns, that 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. 113 on the Plan of Oakwood Terrace, Section II, of record in Book 4460, Page 118 & 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more a more complete and accurate legal description of said property.

Being the same property conveyed to Team 9 Real Estate Solutions by Warranty Deed from SummerCo Homebuyers, LLC of record in Instrument No. 20220922-0105294 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 22, 2022.

Team 9 Real Estate Solutions is one and the same as Team 9 Real Estate Solutions, LLC.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4549 Xavier, Antioch, TN 37013
(House Number) (Street) (P.O.Address) (City or Town) (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 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 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 my/our hand(s) this 2nd day of May, 2024.

WARRANTY DEED
(Continued)

Team 9 Real Estate Solutions, LLC,
a Tennessee Limited Liability Company

By: Kenneth D. Davis, Chief Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth D. Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Team 9 Real Estate Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager of said Team 9 Real Estate Solutions, LLC.

Witness my hand and official seal, at office, on this the 2nd day of May, 2024.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/10/2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certification of Recorded Documents

I, Karen Suggs, 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 May 2, 2024.

(AFFIANT) – Karen Suggs

05/02/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of May, 2024.

My commission expires: 1/24/28

Notary Public

