20241189R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $249,900.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2024. Notary Public My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 1130605 DEEDWARR
05/03/2024 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20240503-0032530

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
John R. Dorton and Lynn E. Dorton	**New Owner**	**117-03-0B-175.00-CO**
119 Valley Ct.		
LaVergne, TN 37086		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Teal Yeti, LLC, a Tennessee limited liability company, Brian and Peggy Atwood

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Dorton and Lynn E. Dorton, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. L-1 on the Plan of The Villager, of record in Plat Book 5200, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for Complete and Accurate Legal Description.

Being the same property conveyed to Brian Atwood and Peggy Atwood, husband and wife by Warranty Deed from Susan L. Steeno and husband, David G. Steeno of record in Instrument No. 20220913-0102047 Register's Office for Davidson County, Tennessee, dated September 9, 2022 and recorded on September 13, 2022.

Being the same property conveyed to Teal Yeti, LLC, Brian and Peggy Atwood, by Quitclaim Deed from Brian Atwood and Peggy Atwood, a married couple of record in Instrument No. 20221011-0111508 Register's Office for Davidson County, Tennessee, dated September 30, 2022, and recorded on October 11, 2022.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 2601 Hillsboro Pike, Unit L1, Nashville, TN 37212.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 30th day of April, 2024:

Teal Yeti, LLC, a Tennessee limited liability company
By: Green 33, LLC, a Wyoming limited liability company
Its: Sole Member

By: _____
Brian Atwood, Member

By: _____
Peggy Atwood, Member

_____
Brian Atwood, Individually

_____
Peggy Atwood, Individually

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

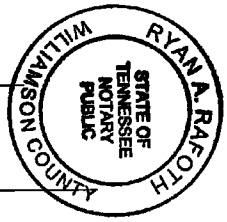
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brian Atwood and Peggy Atwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be all the members of Green 33, LLC, a Wyoming limited liability company, Sole Member of Teal Yeti, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 30TH day of April, 2024.

My Commission Expires: 5/18/24

_____
Notary Public



STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

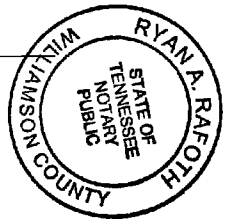
INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brian Atwood and Peggy Atwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30TH day of April, 2024.

My Commission Expires: 5/18/24

_____
Notary Public



True Copy Certification

I, Yvette Meldrum, 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 30, 2024.

Signature
April 30, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 30, 2024

Notary's Signature

My Commission Expires: 4-13-25

