WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134219 DEEDWARR
05/13/2024 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,182.15
20240513-0035037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Smith and Arianna Smith	Ameris Bank and/or Secretary of Housing and Urban Development,	Parcel ID: 075-12-0A-008.00-CO
(NAME) 121 Scotts Creek Cir.	(NAME) 1800 Parkway Place, Ste. 820	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Muse McFadden LLC and Fidelis Investment Group LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Smith and Arianna Smith, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a 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. 8 on the Plan of Revised Plan of Cedar Creek, Phase One of record in Plat Book 6900, Page 848, 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 Leslie E. Leff and wife, Beatrice B. Leff from Kyra Ingemansson, unmarried, Nils A.H. Ingemansson and wife, Delores J. Ingemansson by Warranty Deed dated March 30, 2004 and recorded on April 13, 2004 in Instrument No. 20040413-0041485, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Muse McFadden LLC and Fidelis Investment Group, LLC from Leslie E. Leff and wife, Beatrice B. Leff by Warranty Deed dated December 27, 2023 and recorded on December 28, 2023 in Instrument No. 20231228-0099826, Register's Office for Davidson, County, Tennessee. Being corrected in Scrivener's Affidavit in Instrument No. 20240229-0013811 on February 29, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 121 Scotts Creek Cir., Hermitage, TN 37076

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 our hands this 7th day of May, 2024.

Muse McFadden LLC

BY: _____

Kenneth McFadden, Jr.

Its: Chief Operating Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth McFadden, 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 Chief Operating Manager, and is authorized to execute the instrument on behalf of Muse McFadden, LLC, the within named bargainor, and that he/she as such Chief Operating Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Chief Operating Officer.

Witness my hand and official seal, this the 7th day of May, 2024.

_____

Notary Public

My Commission Expires: 2-21-28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness our hands this 7th day of May, 2024.

Fidelis Investment Group LLC

BY: _____
Wesley Adams
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wesley Adams, 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, and is authorized to execute the instrument on behalf of Fidelis Investment Group LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 7th day of May, 2024.

_____
Notary Public

My Commission Expires: 3-28-26

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on **May 7, 2024**.

Date

Tonya Loftin

Affiant Signature

May 13, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date