Karen Johnson Davidson County
Batch# 1148584 DEEDWARR
06/18/2024 03:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240618-0045994

Commitment Number: 240291667
Seller's Loan Number: 201232

AFTER RECORDING RETURN TO:
GOLDEN DOORS LLC, A WYOMING LIMITED LIABILITY COMPANY
3602 Lealand Lane,
Nashville, TN 37204

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

New Property Owner/Mail Tax Statements To:
GOLDEN DOORS LLC, A WYOMING LIMITED LIABILITY COMPANY
3602 Lealand Lane,
Nashville, TN 37204

Parcel ID No.: 105 09 0 267.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 11th day of JUNE, 2024 by and between **STEFANIE M. DELINOIS, HER SUCCESSORS AND ASSIGNS,** whose mailing address is 3602 Lealand Lane, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **GOLDEN DOORS LLC, A WYOMING LIMITED LIABILITY COMPANY,** whose tax mailing address is 3602 Lealand Lane, Nashville, TN 37204, hereinafter referred to as Grantee(s).
WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero Dollars and Zero Cents ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

A CERTAIN TRACT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST HALF OF LOT NUMBER 21 ON THE MAP OF A.V. JONES SUBDIVISION OF CERTAIN BLOCKS IN JONES AND DUDLEY'S ADDITION, AS OF RECORD IN BOOK 57, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 40.95 FEET ON THE SOUTH SIDE OF WADE AVENUE, FORMERLY WALLACE, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY TRANSFERRED FROM PIERRE DELINOIS TO STEFANIE M. DELINOIS, HER SUCCESSORS AND ASSIGNS BY QUITCLAIM DEED FOR CREATING A TENANCY BY THE ENTIRETY RECORDED ON 09/04/2014 AT 20140904-0081211.

Property commonly known as: 1025 Wade Ave, Nashville, TN 37203

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Stefanie M. Delinois
STEFANIE M. DELINOIS

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **STEFANIE M. DELINOIS** the within named Grantor, 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 and seal, at office in Nashville, TN, this 11 day of June, 2024.

Notary Public

My Commission expires: 3.3.2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

State of Tenn.
County of Davidson

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 $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11 day of June, 2024.

Affiant

PIERRE DELINOIS
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:
3-3-2025

Gloria M Jackson
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Stephanie Athins, 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 June 11th 2024 (date of document).

Stephanie Athins
Affiant Signature

6/17/2024
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 17 day of June, 2024.

Michael J Webb
Notary's Signature

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 8, 2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J. WEBB, Notary Public
Allegheny County
My Commission Expires November 8, 2025
Commission Number 1290457