Karen Johnson Davidson County
Batch# 1173442 DEEDWARR
08/23/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20240823-0064890

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $307,000.00.

B. Hunter
Affiant

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn before me this the 21st day of August, 2024.

Notary Public
My commission expires: 6/20/28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dominic Trevor Carter 224 Aurora Ave. Madison, TN 37115	new owner	034-13-0 209.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MOTHERSHIP VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOMINIC TREVOR CARTER AND LIDIA HERNANDEZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Edgemeade Farm of record in Plat Book 3600, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mothership Ventures, LLC, by deed dated 06/27/2013, from Deep Root Properties, a General Partnership, of record in Instrument No. 20130703-0069081, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 224 Aurora Ave., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Witness my hand this the 21st day of August, 2024.

Mothership Ventures, LLC

BY: _____
John L. Hickman, Administrative Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John L. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Administrative Member of the within named bargainor, a LLC, and that he, as such Administrative Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Mothership Ventures, LLC by the said John L. Hickman as such Administrative Member.

Witness my hand and official seal this 21st day of August, 2024.

My commission expires:
7/17/2028

_____
Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 8/21/24.

Date

Brenda Huntsman

Affiant Signature

8/23/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of August, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

