WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182366 DEEDWARR
09/17/2024 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240917-0071777

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Christopher Chiarcos	SEND TAX BILLS TO: Novus Home Mortgage	MAP-PARCEL NUMBERS
(NAME) 256 Warrior Road	(NAME) 20225 Water Tower Blvd., Suite 400	043-15-0-257.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TJRT AllPros LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Chiarcos, an unmarried man** , HEREINAFTER CALLED THE GRANTEE, HIS 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 127, as shown on the map entitled Section 2, Arrowhead Estates, of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 127 fronts 55 feet on the Southerly margin of Warrior Road and runs back between. lines 202.03 feet on the Easterly side line and 202.88 Feet on the Westerly side line at the rear measuring 48.97 feet thereon.

Being the same property conveyed to Richard Joseph Deslover, an unmarried man and Jim G. Harper, an unmarried man by Warranty Deed from Paul W. Gannon, and wife, Rita W. Gannon of record in Instrument No. 20070410-0042660 Register's Office for Davidson County, Tennessee, dated April 02, 2007 and recorded on April 10, 2007. Richard Joseph Deslover died, intestate, on or about April 25, 2014.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Jim G. Harper, an unmarried man of record in Instrument No. 20240613-0044415 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 13, 2024.

Being the same property conveyed to TJRT AllPros LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20240614-0044802 Register's Office for Davidson County, Tennessee, dated May 30, 2024 and recorded on June 14, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, including those at Plat Book 5050, Page 83, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 256 Warrior Rd. Madison, TN 37115
(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 hand this 13th day of September, 2024.

TJRT AllPros LLC

Managing Member

By: Ruanda Lee Quay, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ruanda Lee Quay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of TJRT AllPros, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Managing Member.

WITNESS my hand and official seal at office this 13th day of September, 2024.

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1-6-25

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/13/24.

Date

Celia Stewart Rouse

Affiant Signature

9/13/24

Date

State of Tennessee

County of Wilson

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

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY