THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4812
Parcel ID: 150-14-0-066

Property Address:
517 Oak Timber Place, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1183573 DEEDWARR
09/19/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $429.20
20240919-0072656

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Northwest Group Holdings, LLC
13181 NW 43 St
OPA Locka FL 33054

Name and Address of New Owner:
Northwest Group Holdings LLC
13181 NW 43 St
OPA Locka FL 33054

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **FLOYD THOMAS, JR, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NORTHWEST GROUP HOLDINGS, LLC, a Delaware Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Lot No. 51, on the Plan of Lake Towne Park, Section 5, of record in Plat Book 6900, Page 831, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to FLOYD THOMAS, JR, an unmarried man by Deed dated December 9, 2016 from REGINA L. MORRIS and DE'ADRIENNE JACKSON, Heirs of the ESTATE OF FLORITA THOMAS, recorded December 14, 2016, in the Official Records of Davidson County, Tennessee.

This is unimproved property known as, 517 Oak Timber Place, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 831, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 7931, page 898, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 18 day of September, 2024.

~~FLOYD~~ THOMAS, JR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named FLOYD THOMAS, JR, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 18 day of September, 2024.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $116,000.00.

Affiant

SWORN TO and subscribed before me on this 16 day of September, 2024.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

Tennessee Certification of Electronic Document

I, Stephanie Ables, 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 9-18-24 (date of document).

Affiant Signature

9-18-24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY