THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1190883 DEEDWARR
10/07/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20241007-0077876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$220,000.00**

Subscribed and sworn to before me this 10th day of September, 2024.

Notary Public **Affiant**
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Integrity Real Investment, LLC **1109 North Graycroft Avenue** **Madison, TN 37115**	Integrity Real Investment, LLC 2968 Greentree Dr. Smyrna, TN 37167	**033-16-0-231.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michelle Lea Webb, unmarried** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Integrity Real Investment, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2-A on the Zone Lot Division of Lots 1, 2, & 3 of the Plan of Primrose Meadows, Section 4, as of record in Plat Book 6250, page 884, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary D. Fitts and Sue Carolyn Woodruff by Warranty Deed from Bobby G. Scott and wife, Nancy F. Smith-Scott of record in Book 10137, page 392, Register's Office for Davidson County, Tennessee, dated July 26, 1996 and recorded on July 30, 1996.

Sue Carolyn Fitts, F/K/A Sue Carolyn Woodruff and Gary D. Fitts were married June 7, 1997. The said Sue Carolyn Fitts, F/K/A Sue Carolyn Woodruff having since died intestate on or about October 8, 2015 leaving her husband, Gary D. Fitts and daughter, Michelle Lea Webb as her sole heirs at law. For further reference see Affidavit of Heirship of Record in Instrument No. 20230809-0061814, said Register's Office.

The said Gary D. Fitts having since died intestate on or about July 3, 2023 leaving his father, Paul D. Fitts as his sole heir at law. For further reference see Affidavit of Heirship of Record in Instrument No. 20230809-0061815, said Register's Office.

Being the same property further conveyed to Michelle Lea Webb, married, as her sole and separate property by Quitcliam Deed from Paul D. Fitts, unmarried of record in Instrument No. 20230809-0061816 Register's Office for Davidson County, Tennessee, dated August 03, 2023 and recorded on August 09, 2023.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is an improved property known as: 1109 North Graycroft Avenue, Madison, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 10th day of September, 2024.

Michelle Lea Webb

Michelle Lea Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Michelle Lea Webb**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 10th day of September, 2024.

My Commission Expires: 1/31/26

DPark

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Tennessee Certification of Electronic Document

I, Summer Bartm 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 9-10-24 (date of document).

Summer Bartm
Affiant Signature

10/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of OCTOBER, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON