RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LRPS-24890-24

Karen Johnson Davidson County
Batch# 1190997 DEEDWARR
10/08/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $865.80
20241008-0078014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of OCTOBER, 2024.

NOTARY PUBLIC

My commission expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
R. Scott Mayberry and Nelda B. Mayberry, as Trustees of Mayberry Family Revocable Living Trust Agreement Dated **06/24/2024** **5862 Ashland City Hwy Nashville, TN 37218**	Same address as new owner **R. Scott Mayberry and Nelda B. Mayberry, as Trustees of Mayberry Family Revocable Living Trust Agreement Dated 06/24/2024** **5862 Ashland City Hwy Nashville, TN 37218**	147-07-0B-021-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FOUR THOUSAND AND 00/100 Dollars ($234,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REAL PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **R. SCOTT MAYBERRY AND NELDA B. MAYBERRY, AS TRUSTEES OF MAYBERRY FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 06/24/2024**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. E-21, Parcel No. 21, on the Plan of Woodlea Place Townhouses, of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Real Property Solutions, LLC, a Tennessee limited liability company, from Cheyenne Investments, LLC, by Warranty Deed dated June 27, 2024 and recorded June 28, 2024 in Instrument #20240628-0048777, said Register's Office.

Being the same property conveyed to Cheyenne Investments, LLC, from Erin Dias, Trustee of the 4958 Edmondson Pike Trust, by Warranty Deed dated May 28, 2024 and recorded May 31, 2024 in Instrument #20240531-0040562, said Register's Office.

Being the same property conveyed to Erin Dias, Trustee of the 4958 Edmondson Pike Trust, from Elena

M. Brown, unmarried, by Warranty Deed dated May 29, 2024 and recorded May 29, 2024 in Instrument #20240529-0039794, said Register's Office.

Being the same property conveyed to Elena M. Brown from Deutsche Bank National Trust Company as Trustee, in Trust for the Registered Holders of Ameriquest Mortgage Securities, Inc., Quest Trust 2004-X2, by Special Warranty Deed dated November 14, 2008 and recorded February 25, 2009 in Instrument #20090225-0016442, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: **4958 Edmondson Pike, Unit E21, Nashville, TN 37211**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of October, 2024

GRANTOR(S)

Real Property Solutions, LLC, a Tennessee Limited Liability Company

BY _____
David P. Webber, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, David P. Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Real Property Solutions, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Sole Member.

WITNESS my hand and seal, this the 3rd day of October, 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public
Jennifer L Pennell
Printed Notary Name
My commission expires: _____

Certificate of Authenticity

I, Christen Rabe, 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 October 3, 2024.

Date

Affiant Signature

10/3/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of October, 20 24.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025