This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1193003 DEEDWARR
10/11/2024 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20241011-0079100

State of **TN** }
County of **Davidson** }
The actual consideration or value, whichever is greater for this transfer is: $305,000

Affiant Signature

Subscribed and sworn to before me on this the **9th** Day of **OCT**, **2024** .

Notary Public
My Commission expires 07 / 06 / 26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

NAME AND ADDRESS OF PROPERTY OWNER:
Emalee Weil & Susan Laine
309 Wiley St
Madison, TN 37115-2846

SEND TAX BILLS TO:
Legacy Home Loans, LLC DBA Steadfast Mortgage
408 Highway 76
White House, TN 37188

MAP AND PARCEL NUMBER: Tax ID #: 04309002600

WARRANTY DEED

24NT01117

Effective the **9th** Day of **OCT** , **2024** and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bellator Group, LLC

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Emalee Weil*and Susan Laine,joint tenants with right of survivorship**
*** a single person ** a single person**

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Overlook Estates, Block "B", as of record in Plat Book 843, Page 105, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bellator Group, LLC, from Jeremy Dukes, by Quitclaim Deed dated 03/24/2008 and recorded 03/24/2008 in Instrument No. 20080324-0029185, Register's Office of said County.

Being the same property conveyed to Jeremy Dukes, unmarried from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, by Cash Deed dated 10/25/2006 and recorded 10/31/2006 in Instrument No. 20061031-0135151, Register's Office of said County.

This is an improved property commonly known as: 309 Wiley St, Madison, TN 37115-2846

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 our hands this the 9th day of October, 2024.

Clifton J. Dukes President, Bellator Group LLC

Clifton J. Dukes, President, Bellator Group, LLC

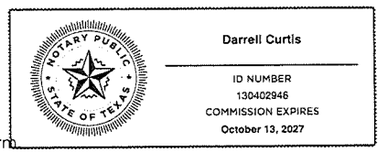
State of Texas }
County of Dallas }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Clifton J. Dukes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Bellator **Group LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 9th day of October, 2024.

Darrell Curtis

Notary Public
My commission expires: 10/13/2027
Electronically signed and notarized online using the Proof platform



True Copy Certification

I, **Pam Autry,** 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 this the 9 day of October, 2024.

Affiant Signature

Date 10/9/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

