PREPARED BY & RETURN TO:
Ensign Title & Escrow, Inc.
6111 Shallowford Road, Suite 105C
Chattanooga, TN 37421
24-0094 ap

Karen Johnson
Batch # 1203323
11/12/2024 01:58:20 PM
Fees: $18.00 Taxes: $1,010.10

Davidson County
DEEDWARR
3 pgs

20241112-0087891

# WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| **Green Folder Investments LLC** | **Green Folder Investments LLC** | **172-08-0A-086.00** |
| (NAME)<br>**304 Catspaw Ct** | (NAME)<br>**304 Catspaw Ct** | |
| (ADDRESS)<br>**Antioch, TN 37013** | (ADDRESS)<br>**Antioch, TN 37013** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**Property Address: 1408 Hunters Branch Rd Antioch Tennessee 37013**

**FOR AND CONSIDERATION** OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I, **Linda Harmon,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Green Folder Investments LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE EXHIBIT "A" ATTACHED HERETO**

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(S), their heirs and assigns forever; and we/I do covenant with the said GRANTEE(S) that we/I 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/I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

IN WITNESS WHEREOF, Grantor(s) have set their hand(s) this 6 day of November, 2024.

Linda Harmon
**Linda Harmon**

STATE OF Ohio :
COUNTY OF Meigs :

Before me, a Notary Public of the aforesaid State and County, personally appeared **Linda Harmon,** to me known (or proved by sufficient evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

Given under my hand and seal this the 6 day of November, 2024.

NOTARY PUBLIC STATE OF OHIO

AMARA BARRETT
Notary Public
State of Ohio
My Comm. Expires
March 5, 2028

Amara Barrett
Notary Public
My Commission Expires:

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

The actual consideration or value, whichever is greater, for this transfer is **$273,000.00**.

as agent
Affiant

Subscribed and sworn to before me, this the 7th day of November, 2024.

JEREMY WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/13/2025
HAMILTON COUNTY

Notary Public
My Commission Expires: April 13, 2025

## EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Section Two-B, Hunter's Branch, of record in Plat Book 6900, Page 337, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 70.26 feet on the southwesterly margin of Hunter's Branch Road and extends back 108.04 feet on the southeasterly line and 135.48 feet on the northwesterly line to a dead line in the rear measuring 51.00 feet thereon.

This conveyance is made subject to any and all existing restrictions and easements of record.

Lois Mae Christian [aka Lois M. Christian Hamilton] died intestate on October 5, 2023, survived by one (1) adult sister, Linda Harmon and predeceased by two (2) adult siblings, Millie Christian and Rosalee Snowden. Millie Christian predeceased the decedent on January 13, 2020, and was survived by one (1) adult child, Meron Shoptaw. Rosalee Snowden predeceased the decedent on June 22, 2018, and was survived by two (2) adult children, Rebecca Snowden and Melissa Chaplin. Reference is hereby made to the Affidavit of Heirship of record in Instrument No. 20240813-0061238, in the Register's Office for Davidson County, Tennessee.

The Grantor's source of interest is a deed recorded in Instrument No. 20241017-0080643, in the Register's Office of Davidson County, Tennessee.

This property is also commonly known as: **1408 Hunters Branch Road, Antioch, Tennessee 37013**, this is for informational purposes only.

Map & Parcel No.: **172-08-0A-086.00**, this is for informational purposes only.