WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208794 DEEDWARR
11/27/2024 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20241127-0092802

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2024.

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Delontay Isaac, Jr.	Direct Mortgage Loans, LLC	Parcel ID: 096 16 0 146.00
(NAME) 3307 Percy Priest Dr.	(NAME) 11011 McDormick Rd Suite 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hunt Valley, MD 21031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Isaac Investments, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Delontay Isaac, Jr.**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot 252A Larchwood, Section 3, As shown on plat of record in Plat Book 5200, Page 540, amended in Plat Book 6250, Page 524, Registers Office, Davidson County, Tn.

Being part of the same property conveyed to Michele J. Burks, married from David Beals, an unmarried man by Warranty Deed dated August 1, 2018 and recorded on September 17, 2018 in Instrument No. 20180917-0091840, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carlos Blacksmith from Michele Burks by Quitclaim Deed dated December 15, 2020 and recorded on January 10, 2022 in Instrument No. 20220110-0002744, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Isaac Investments, LLC, Delontay Isaac, Owner from Carlos Blacksmith, a single person by Quitclaim Deed dated February 18, 2022 and recorded on February 25, 2022 in Instrument No. 20220225-0021609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3307 Percy Priest Dr., Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

Witness our hands this 25th day of November, 2024

Isaac Investments, LLC

BY: _____
Delontay Isaac, Sole Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Delontay Isaac, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of Isaac Investments, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 25th day of November, 2024.

Katherine Warren
Notary Public

My Commission Expires: 3/22/26

(SEAL)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Certificate of Authenticity

I, Amanda Maynor, 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

November 25, 2024.

Date

Affiant Signature

November 27, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of November, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON