**Name and Address of New Owner:**
Instant Cash Home Offers LLC
9005 Overlook Blvd
Brentwood, TN 37027

**Send Tax Statements To:**
Instant Cash Home Offers LLC
9005 Overlook Blvd
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24111492

**Map and Parcel:** 164 12 0B 033.00

Karen Johnson Davidson County
Batch# 1219968 DEEDWARR
12/26/2024 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.93
20241226-0099762

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Latarsha White, unmarried, and Shirlesa Elliott, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Instant Cash Home Offers LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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, being Lot No. 33, on the Plan of Phase Two, Bright Pointe SP Subdivision, of record in Instrument Number 20191108-0115506, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Latarsha White, unmarried, and Shirlesa Elliott, unmarried, as joint tenants with right of survivorship by Special Warranty Deed filed for record on May 22, 2020 in Instrument Number 20200522-0053432, of the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Bright Pointe of record in Instrument Number 20180420-0037515 and as amended supplemented to annex Section Two of record in Instrument Number 20191120-0119581; All matters as set forth per plat of Phase Two, Bright Pointe SP Subdivision of record in Instrument Number 20191108-0115506; By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Bright Pointe of record in Instrument Number 20180420-0037515; Charter of Bright Pointe Homeowners' Association of record in Instrument Number 20180412-0034518; Agreement for Dedication of Easement for Sanitary and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180522-0049101 and Instrument Number 20180817-0081651; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160520-0050859; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1317 Tree House Drive, Antioch, TN 37013

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, its successors and assigns forever; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 19th day of December, 2024.

Latarsha White

Shirlesa Elliott

State of Tennessee

County of Rutherford

Personally appeared before me, Latarsha White and Shirlesa Elliott with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of December, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$349,777.13.~~ 349,981.70.

Affiant Signature

Subscribed and sworn to before me, this 19th day of December, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 3/15/2025

# Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 12/19/24 (date of document).

Affiant Signature

12/23/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of December, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025