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

Send Tax Statements To:
Instant Home Cash 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-24121630

Map and Parcel: 029 00 0 079.00

Karen Johnson Davidson County
Batch# 1223150 DEEDWARR
01/03/2025 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $706.70
20250103-0000748

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, **GGI Home Buyers, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Instant Home Cash 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 known as Map-Parcel No. 029-00-0-079, as follows:

Beginning at an iron pin in the westerly margin of Eatons Creek Road, said point being the northeast corner of the property conveyed to Martha Ann Crecelius, be deed of record in Book 5457, page 287, of the Register's Office of Davidson County, Tennessee:

THENCE, North 76 deg. 06' West, 187.92 feet to an iron pipe;

THENCE, North 1 deg. 30' East, 227.0 feet to an iron pin;

THENCE, South 84 deg. 11' 18" East, 218.12 feet to an iron pin;

THENCE, North 1 deg. 30' East, 94.0 feet to an iron pin;

THENCE, South 88 deg. 30' East, 291.21 feet to an iron pin in the westerly margin of Eatons Creek Road;

THENCE, with the westerly margin of Eatons Creek Road, southerly 408.41 feet to an iron pin;

THENCE, South 28 deg. 54' West, 35.2 feet to the point of beginning, containing 2.04 acres, more or less.

Being the same property conveyed to John R. Ferguson, Jr. and wife, Jennifer L. Ferguson by Warranty Deed filed for record on August 25, 2009 in Instrument Number 20090825-0080098 and corrected in Instrument Number 20091028-0099641, of the Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Jennifer L. Ferguson by QuitClaim Deed filed for record in Instrument No. 20250102-0000261, said Register's Office. Being the same property conveyed to GGI Home Buyers, LLC, a Tennessee limited liability company by Warranty Deed filed for record in Instrument No. 20250102-0000262, said Register's Office.

This conveyance is subject to the following: All matters including but not limited to a 10' ingress/egress easement set for in the legal description in Book 6395, page 275; All matters of survey by William Marlin Keel, dated September 11, 1984 as set forth in Book 6395, page 275; 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: 5905 Eatons Creek Road, Joelton, TN 37080

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 30th day of December, 2024.

GGI Home Buyers, LLC

BY: _____
Kimberly Spivey
Authorized Agent

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Kimberly Spivey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of GGI Home Buyers, LLC and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

Witness my hand and seal this 30 of Dec., 2024.

_____
Notary Public
My Commission Expires: 4/19/2026

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 $191,000.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of December, 2024.

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 9/17/2025

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 12/30/24 (date of document).

L F Vaught

Affiant Signature

1/3/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of January ~~2024.~~ 2025. BS

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025