WARRANTY DEED

Karen Johnson Davidson County
Batch# 1234718 DEEDWARR
02/06/2025 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20250206-0008988

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Sondra Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S):
TIMERA HENDERSON	**Owner**	**Map Parcel 033 16 0 133.00**
(NAME) **1122 Nelson Dr**	(NAME)	
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **INTEGRITY REAL INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **TIMERA HENDERSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 112-A on the Plan of Zone Lot Division of Primrose Meadows, Section Two of record in Plat Book 5200, page 666, amending Plat Book 4680, page 105 and amended in Book 5711, page 866, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Integrity Real Investment, LLC, a Tennessee Limited Liability Company from Anchored Capital, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded on 07/30/24 in Instrument Number 20240730-0057447, among the land records of Davidson County, TN. Being also the same property as conveyed to Anchord Capital, LLC from Brock & Scott PLLC, substitute trustee, by Warranty Deed recorded on 06/17/24 in Instrument Number 20240617-0044855, among the land records of Davidson County, TN.

Being also the same property as conveyed to Pamela G. Arnold from Dolores Ann Johnson, unmarried, and Ted B. Holt and wife, Maxine E. Holt, by Warranty Deed recorded on 05/04/11 in Instrument Number 20110504-0034040, among the land records of Davidson County, TN.

Being also known as 1122 Nelson Dr, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: Further 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Granter and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

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 my/our hand(s) this the 4 day of February, 2025.

Integrity Real Investment, LLC

Marco Gerges
Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of aforesaid and state, personally appeared Marco Gerges, 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 a member of Integrity Real Investment, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as member of the company, executed the foregoing instrument for the purpose therein contained by personally signing in the name of the company.

Witness my hand and official seal, this the 4 day of February, 2025.

Notary Public
My commission expires: 1/31/26



Integrity Real Investment, LLC

Mina Yousef
Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of aforesaid and state, personally appeared Mina Yousef, 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 a member of Integrity Real Investment, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as member of the company, executed the foregoing instrument for the purpose therein contained by personally signing in the name of the company.

Witness my hand and official seal, this the 4 day of February, 2025.

Notary Public
My commission expires: 1/31/26



Certificate of Authenticity

I, Amanda J. Arthur, 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 February 6, 2025.

Date

Amanda J. Arthur

Affiant Signature

2/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of February, 2025.

Notary's Signature

My Commission Expires: 1/31/26

Date

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal