Karen Johnson Davidson County
Batch# 1234810 DEEDWARR
02/06/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20250206-0009124



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $424,000.00

Affiant

Subscribed and sworn to before me, this 4 day of February, 2025.

Notary Public
My commission expires:
12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jennifer DeMasis	**Champions Funding LLC**	**08315012000**
2713 Fortland Dr	365 E. Germann Rd.	
Nashville, TN 37206	Suite 140 Gilbert, AZ 85297	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 2713 Fortland Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer DeMasis, unmarried woman

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, being Lot No. 138, Plan of Fortland Park, Section 2, Addition 1, of record in Book 2854, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 2713 Fortland Drive Trust, by Warranty Deed from Joe W Keeler, unmarried man, dated December 17, 2024, of record in Instrument No. 20241219-0098750, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joe W Keeler and wife, Elizabeth M Keeler, by Warranty Deed from Jackie F Hunsucker and wife, Sue E Hunsucker, dated July 15, 1968, of record in Book 4263, Page 84, in the Register's Office for Davidson County, Tennessee. Elizabeth M Keeler died January 24, 2002, leaving Joe W Keeler as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as: 2713 Fortland Drive Nashville, TN 37206

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 in 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.

The 2713 Fortland Drive Trust Date: 2/4/25

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 2713 Fortland Drive Trust and that she is authorized by the 2713 Fortland Drive Trust to execute this instrument on its behalf.

Witness my hand, at office, this 4 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 12.2.28

ANGELA GRACE VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Certificate of Authenticity

I, Mary Sheridan, 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

2/4/25
Date

Affiant Signature

2/4/25
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 4 day of February, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY