WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240695 DEEDWARR
02/26/2025 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250226-0014097

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRENDA SHELBY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-20-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Damaris Olagundoye	United Community Bank	Parcel ID: 174-11-0A-092.00-CO
(NAME) 1244 Blairfield Dr.	(NAME) P.O. Box 670	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Blairsville, GA 30514	
(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, **Meadows Investments LLC, a Kentucky Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Damaris Olagundoye, a married 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. 188 on the Plan of Cane Ridge Farms, Phase One, Section Three, of record in Instrument No. 20020712-0084136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Meadows Investments, LLC, a Kentucky Limited Liability Company from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed dated September 25, 2024 and recorded on October 7, 2024 in Instrument No. 20241007-0077699, 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 1244 Blairfield Dr., 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 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 19th day of February, 2025.

Meadows Investments, LLC, a
Kentucky limited liability company

BY: Spiro Meadows, Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Spiro Meadows, 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 Manager and is authorized to execute the instrument on behalf of Meadows Investments, LLC, a Kentucky limited liability company, the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Manager.

Witness my hand and official seal, this the 19th day of February, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby **do hereby make oath that I am a licensed attorney and/or 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** 2-19-25.

Brenda Shelby

AFFIANT

DATE: 2-25-25

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 25th **day of** Feb, 2025

NOTARY PUBLIC

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

My Commission Expires: _____