

My Comm. Expires
05/05/2025

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265758 DEEDWARR
04/29/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250429-0033042

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/05/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stacey Nash, First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2503814-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Western Cash Offer LLC, a California Limited Liability Company	Western Cash Offer LLC, a California Limited Liability Company	149 11 0A 077.00
(NAME)	(NAME)	
18720 OXNARD ST, STE 116	18720 Oxnard St, Ste 116	
(ADDRESS)	(ADDRESS)	
Tarzana CA 91356	Tarzana CA 91356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TIMOTHY WILSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESTERN CASH OFFER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 77 ON THE PLAN OF PHASE 3 RICE HILL, AS OF RECORD IN PLAT BOOK 6900, PAGE 292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

APN/Parcel ID: 149 11 0A 077.00

Being the same property conveyed to Timothy Wilson by Samuel H. Howard, II and Anica L. Howard Co-Trustees of the Karan A Howard Family Trust in an instrument dated February 1, 2023 and recorded February 3, 2023 Batch #966666 in Davison County.

unimproved ☐
This is improved ☒ property, known as 1436 Rice Hill Cir, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 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 hands this 24 day of April, 2025.

Timothy Wilson

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 24 day of April, 2025, by Timothy Wilson

Notary Public

Witness my hand and official seal.
My Commission Expires: 05/05/2025

LEE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
05/05/2025

ARAPAHOE COUNTY REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, Lydia Johnson do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document attached - **Warranty Deed** dated April 24, 2025 from Timothy Wilson, as Grantor to Western Cash Offer LLC, a California Limited Liability Company, as Grantee - 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.

This 24 day of April, 2025.

Lydia Johnson

04/24/2025
Date

Subscribed and sworn to before me this 24 day of April, 2025.

By Lydia Johnson .

Ali Victoria Hagman
Notary Public

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026