Karen Johnson Davidson County
Batch# 1293610 DEEDWARR
07/03/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250703-0052556

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/12/27
(AFFIX SEAL)

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Springfield Properties LLC, a Tennessee limited liability company	Springfield Properties LLC, a Tennessee limited liability company	082 05 0 163.00
(NAME)	(NAME)	
4055 Marydale Drive	4055 Marydale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **EFC Solutions LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Springfield Properties LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), 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 8 in the SUBDIVISION OF LOTS NO. 46 AND 47 D.T. MCGAVOCKS SUBDIVISION, a plan which is recorded in Plat Book 2 Page 99 of the Chancery Court in Nashville.

Being the same property conveyed to EFC Solutions LLC, a Tennessee limited liability company by Quitclaim Deed from Toni Shute, Trustee of Trans-Living Trust and Montez Dumas, Trustee of Trans-Living Trust, of record in Instrument No. 20240605-0041830, in the Register's Office of Davidson County, Tennessee, dated May 31, 2024 and recorded on June 05, 2024.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1815 3rd Avenue N, Nashville, TN 37208
(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 successors 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.

Effective the 13th day of June, 2025.

EFC Solutions LLC, a Tennessee limited liability company

BY: _____
Montez Dumas, Sr.
Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Montez Dumas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of EFC Solutions, LLC, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 13th day of June, 2025.

_____
Notary Public
My Commission Expires: 4/12/17



RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/13/25 (date of document).

Affiant Signature

7/2/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

