Karen Johnson Davidson County
Batch# 1298433 DEEDWARR
07/17/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250717-0056476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

x _____
Affiant

Subscribed and sworn to before me this 16TH DAY OF JULY, 2025.

_____
Notary Public

MY COMMISSION EXPIRES: 7/16/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel DeGray, an unmarried woman	UNITED WHOLESALE MORTGAGE (NAME)	
1500 23rd Ave North (ADDRESS)	700 SOUTH BLVD EAST (ADDRESS)	081-15-0-027.00
Nashville, TN 37072 (CITY) (STATE) (ZIP)	PONTIAC, MI 48341 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rachel DeGray, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 147 on the Plan of S. A. Champions Subdivision of certain lots in the Harding Addition, as of record in Book 161, Page 132, Register's Office for Davidson County.

Said Lot No. 147 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, with the Northerly margin of Thompson, formerly Elvira Street 150 feet to an alley.

Being the same property conveyed to H. D. Cheek and wife, Alice L. Cheek by Warranty deed from R. W. Cheek and wife, Estella Cheek of record in Book 2882, page 588, Register's Office for Davidson County, Tennessee, dated March 30, 1959 and recorded on March 30, 1959.

Being the same property conveyed to Herman D. Cheek and wife, Alice L. Cheek by Quitclaim deed from H. D. Cheek and wife, Alice L. Cheek of record in Instrument No. 20040213-0017614 Register's Office for Davidson County, Tennessee, dated February 04, 2004 and recorded on February 13, 2004.

Being the same property conveyed to Herman D. Cheek and Alice A. Cheek, husband and wife by Quitclaim deed from Herman D. Cheek and Alice A. Cheek, who acquired title incorrectly as Alice L. Cheek, husband and wife of record in Instrument No. 20100405-0025222 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on April 05, 2010.

NOTE: Herman D. Cheek passed away on November 3, 2010 leaving his wife Alice A. Cheek as sole vested owner as surviving tenant by the entirety. Said Alice A. Cheek then passed away on September 1, 2019.

Being the same property conveyed to Hall and Company TN LLC, a Tennessee Limited Liability Company by Administrator's Warranty Deed from Eleasa Cheek and Tanya Caruthers, Co-Administrators of the Estate of Alice A. Cheek of record in Instrument No. 20221107-0119717 Register's Office for Davidson County, Tennessee, dated November 07, 2022 and recorded on November 07, 2022.

Being the same property conveyed to Meridian Capital Group, LLC by Substitute trustees Deed Deed from J. Carlton Drumwright of record in Instrument No. 20230717-0054587 Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 17, 2023.

Being the same property conveyed to Team 9 Real Estate Solutions, LLC by Quitclaim Deed from Meridian Capital Group LLC of record in Instrument No. 20230809-0061854 Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on August 09, 2023.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

WARRANTY DEED
(Continued)

This is improved (X) property, known as 1500 23rd Ave North, Nashville, TN 37072
(House Number) (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 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 16th day of July, 2025.

Team 9 Real Estate Solutions, LLC,
a Tennessee Limited Liability Company

By: Kenneth D. Davis, Chief Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth D. Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Team 9 Real Estate Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager of said Team 9 Real Estate Solutions, LLC.

Witness my hand and official seal, at office, on this the 16 day of July, 2025.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/16/2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of July, 2025.

Date: 7-16-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 16TH day of July, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY