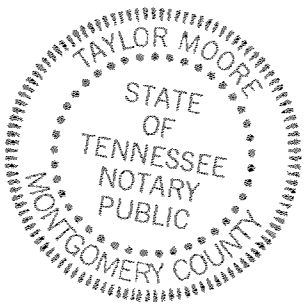
WARRANTY DEED



STATE OF TN
COUNTY OF montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300.000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7/23/25.

NOTARY PUBLIC
MY COMMISSION EXPIRES 9/20/25

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 4060-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Integrity Real Investment LLC	SAME	083-01-0-254
PO BOX 215		
Arrington, TN 37014		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Melvin Yarber, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Integrity Real Investment LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

The following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Karen Johnson Davidson County
Batch# 1303549 DEEDWARR
07/30/2025 10:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20250730-0060137

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Division of the Real Estate of Jno. Hobson, Deceased, of record in Minute Book "L", Page 363, circuit court for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 50 feet on the southerly side of Petway Avenue and runs back between parallel lines 150 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Melvin Yarber, a married man by Quitclaim Deed from Melvin Yarber, divorced-not remarried and Shirley D. Yarber, divorced-not remarried, dated 02/18/2022 and recorded on 03/08/2022 in Instrument No. 20220308-0026474 in the Register's Office for Davidson County Tennessee.

This is property known as 918 Petway Avenue Nashville, TN 37206

Ketura Yarber joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that he/she may have in the above-described property as a result of being married to the Grantor(s) during the ownership of the above referenced property, however, does not join in the warranties made herein by the Grantor(s).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) 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 GRANTEE(S), 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 hand on July 23rd. 2025

Melvin Yarber

Melvin Yarber

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Melvin Yarber, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/23/25.

NOTARY PUBLIC
My Commission Expires: _____

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

Witness my hand on 07/21/2025.

Ketura Yarber

STATE OF Texas
COUNTY OF Kerr

Personally appeared before me, a Notary Public of said County and State, Ketura Yarber, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 07/21/2025.

NOTARY PUBLIC STATE OF TEXAS

Heather Cook

ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 2028

NOTARY PUBLIC
My Commission Expires: 01/19/2028

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 July 24, 2025.

Date: July 24, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this July 24, 2025.

Notary Public
My Commission Expires: 7/25/26

