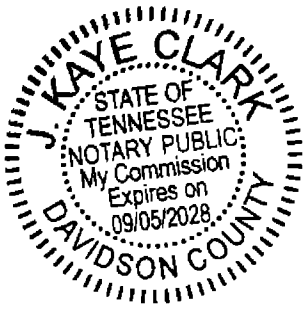
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A-Team Acquisitions, LLC	New Owners	142-06-0D-060.00
(NAME)	(NAME)	
541 Doral Country Drive	2549 Janalyn Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Jada Kollyn Sloss and Robyn Lennyce Ingram and Ronda Jeneene Blackman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **A-Team Acquisitions, LLC**, hereinafter called the GRANTEE(S), his/her/their 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 a part of the Plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, Page 223, said Register's Office, the part hereby described being:

Unit No. 38A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, page 727, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Harold E. Sloss and wife, Sylvia J. Sloss by Deed from Robert H. Bennett and wife, Sherry A. Bennett, dated 08/10/1987, of record in Book 7322, Page 474, Register's Office for Davidson County, Tennessee.

The said Sylvia J. Sloss died on 08/07/2016, leaving the said Harold E. Sloss the sole surviving tenant by the entirety.

The said Harold E. Sloss died intestate on 07/25/2020, leaving the said Jada Kollyn Sloss, Ronda Jeneene Blackman and Robyn Lennyce Ingram as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20220615-0068510 and in Instrument No. 202509110072732_, in the Register's Office for Davidson County, Tennessee.

The Grantors never used the property as a marital property.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 541 Doral Country Drive, Nashville, TN 37221

File No.: 2693479
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1321059 DEEDWARR
09/11/2025 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20250911-0072733

202509110072733

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with 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 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 GRANTEE(S), his/her/their 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 10th day of September, 2025.

Jada Kollyn Sloss

Ronda Jeneene Blackman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jada Kollyn Sloss and Ronda Jeneene Blackman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Robyn Lennyce Ingram

Robyn Lennyce Ingram

State of Ohio
County of Summit

Personally appeared before me, by means of two-way video and audio conference technology, the undersigned, a Notary Public in and for said County and State, the within named Robyn Lennyce Ingram, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2025.

Notary Public: Tressa Speight
My Commission Expires: 3/24/2028

NOTARY PUBLIC STATE OF OHIO

TRESSA SPEIGHT
Notary Public
State of Ohio
My Comm. Expires
March 24, 2028

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 5f881c91-fbae-467b-9988-fea3d11f9cc5

202509110072733

Certificate of Authenticity

I, Holly A. Mason, 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 September 10, 2025.

Affiant Signature

9/11/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of September, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026