Name and Address of New Owner:
W.A. Investment Ventures LLC
PO Box 210691
Nashville, TN 37221

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1331598 DEEDWARR
10/08/2025 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,021.20
20251008-0080185

Map & Parcel No: 075-08-0-187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dacosta Lamar Chrismon, a married man, and Nicole Deanna Williams, an unmarried woman**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **W.A. Investment Ventures LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows- to-wit:

Land in Davidson County, Tennessee, being all Lot 503, on the Plan of Section Nine, Tulip Grove Subdivision, of record in Plat Book 4675, Page 135, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Dacosta Lamar Chrismon, married, by Warranty Deed from Front Porch Realty LLC of record in Instrument No. 20130305-0021714, Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 5, 2013. The said Dacosta Lamar Chrismon and Nicole Deanna Williams have since been divorced by decree of the Third Circuit Court for Davidson County, Tennessee, Docket No. 24D-625.

Dacosta Lamar Chrismon has subsequently remarried. The subject property is not a marital residence and, therefore, is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. § 26-2-301 et seq., or any similar statute.

Being improved property known as 4829 Concord Drive, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 18th day of September, 2025.

_____ (SEAL)
Dacosta Lamar Chrismon

_____ (SEAL)
Nicole Deanna Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dacosta Lamar Chrismon and Nicole Deanna Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary ~~Public~~
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $276,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of September, 2025.

Notary Public
My commission expires: 5-9-26

File No. GNT-25-4166



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 9-18-25.

Affiant Signature 9-18-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of September, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON