Karen Johnson Davidson County
Batch# 1366039 DEEDWARR
01/06/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20260106-0000779

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
C9 Services LLC **P.O. Box 331342** **Murfreesboro, TN 37133**	**SAME AS OWNER**	MAP **043** GROUP **02 0** PARCEL **076.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Integrity Real Estate LLC, a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

C9 Services LLC, a Tennessee limited liability company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 78 on the Plan of Fairview, Section 3, as of record in Book 3700, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 73 feet on the northerly side of Mayview Drive and extends back 136.9 feet on the easterly line and 157.3 feet on the westerly line, to a rear line on which it measures 75.9 feet.

Being the same property conveyed to Driven Investments, LLC, by Trustee's Deed from Shellie Wallace as Successor Trustee for Middle Tennessee Escrow, Trustee, dated November 4, 2009 and filed of record November 25, 2009 as Instrument No. 20091125-0108329, Register's Office for Davidson County, Tennessee. (for value or consideration of $55,300.00) Further conveyed by Quitclaim Deed to Integrity Real Estate LLC, dated March 12, 2015 and filed of record March 13, 2015 as Instrument No. 20150313-0021625, said Register's Office.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Fairview, of record as Plat Book 3700, page 113, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **631 Mayview Dr, Madison, Tennessee 37115.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **C9 Services LLC, a Tennessee limited liability company**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 16th day of December 2025.

Integrity Real Estate LLC, a Tennessee limited liability company

By: Eric Sox, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Manager** of **Integrity Real Estate LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 16th day of December 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $232,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of December 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

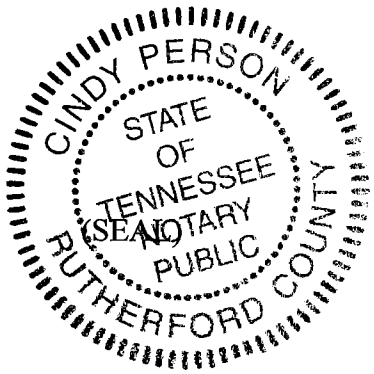
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-16-2025.

Affiant Signature

1-5-2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5 day of January, ~~2025~~ 2026.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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