Karen Johnson Davidson County
Batch# 1400274 DEEDWARR
04/01/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260401-0026066

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **W A INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA GRELLE**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

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.

THIS BEING THE SAME PROPERTY CONVEYED UNTO W A INVESTMENT VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM DACOSTA LAMAR CHRISMON, A MARRIED MAN, AND NICOLE DEANNA WILLIAMS, AN UNMARRIED WOMAN, DATED SEPTEMBER 18, 2025, OF RECORD IN INSTRUMENT NO 20251008-0080185, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 4829 CONCORD DR, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 2026.

W A INVESTMENT VENTURES, LLC

BY: _____
WYATT CHITTENDEN, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **WYATT CHITTENDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **W A INVESTMENT VENTURES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

DONE at offices in Clarksville, TN, on this the 31st day of March, 2026.

_____
Notary Public
My Commission Expires: _____

JESSICA VANZANT
TENNESSEE NOTARY PUBLIC
My Comm. Expires February 19, 2030
COUNTY OF MONTGOMERY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00**.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2026.

_____
Notary Public
My Commission Expires: _____

JESSICA VANZANT
TENNESSEE NOTARY PUBLIC
My Comm. Expires February 19, 2030
COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
ANDREA GRELLE
4829 CONCORD DRIVE
HERMITAGE, TN 37076

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 075 08 0 187.00

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 3/31/2026.

3/31/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY