(1)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 647488 DEEDWARR
06/02/2021 10:28:12 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00

20210602-0073666

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $960,000.00 Affiant Subscribed and sworn to before me, this the 26 day of May, 2021. Notary Public My commission expires: 4/13/24 (Affix Seal)
Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 843091 2021-05120 FRS Dallas Closers	

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: National Residential Nominee Services Inc.	NAME: New owners
STREET ADDRESS: 2600 Dallas Parkway, Suite 550, Frisco, TX 75034	STREET ADDRESS:
MAP & PARCEL NO.: 118131 H 00200CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael B. Mahan and Megan Mahan, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto
National Residential Nominee Services Inc.

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See the Exhibit "A"

This is improved property known as: 1016 Grandview Drive, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 23 day of March, 2021.

x _____
Michael B. Mahan

x _____
Megan Mahan

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael B. Mahan, Married Man (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23 day of March, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CHERYL BLAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires September 02, 2024

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Megan Mahan, Married Woman (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23 day of March, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CHERYL BLAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires Septemb 02, 2024

CHERYL BLAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CHERYL BLAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Unit 2 on the plan of Homes at 1014 Grandview Drive as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of the Homes at 1014 Grandview, a Horizontal Property Regime with Private Elements of Record in Instrument No. 201705090046173 and amended in instrument No. 20180215-0014950, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Michael B. Mahan and Megan Mahan, husband and wife by Deed dated April 24, 2018 from Cadence Construction, LLC, A Tennessee Limited Liability Company, recorded April 25, 2018, in Instrument Number 20180425-0039088, in the Official Records of Davidson County, Tennessee.