BOX 10-A

(2)

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

SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
2600 Dallas Parkway
Suite 550
Frisco, TX 75034
843091 2021-05120
FRS Dallas Closers

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

20210602-0073667

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Elizabeth M. Davis	NAME: **SAME**
STREET ADDRESS: 1016 Grandview Drive Nashville, TN 37204	STREET ADDRESS:
MAP & PARCEL NO.: 118 13 1H 002.00	

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, National Residential Nominee Services Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 2600 Dallas Parkway, Suite 550, Frisco, TX 75034, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Elizabeth M. Davis, Unmarried,

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 Attached 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 we do covenant with the said Grantee 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.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 27 day of April, 2021 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: _____

Printed Name: Sherri Fowler

Its: VP

(Corporate Seal)

State of TX } ss
County of Collin

Before me, Kayla Renee Smiley, a Notary Public of the State and County aforesaid, personally appeared Sherri Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be VP of the National Residential Nominee Services Inc., the within named grantor, a corporation, and that he/she as such VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as VP.

Witness my hand and official seal, at office in Frisco, TX, this 21 day of April, 2021.

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

KAYLA RENEE SMILEY
Notary ID #128826458
My Commission Expires
December 18, 2023

Notary Public
My commission expires 12/18/23

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 960,000.00.

Subscribed and sworn to before me, this 28th day of May, 2021.

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

Affiant

Notary Public

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 National Residential Nominee Services Inc. by Deed dated March 23, 2021 from Michael B. Mahan and Megan Mahan, husband and wife, recorded 6-2-21, in Instrument Number 20210602-0073666, in the Official Records of Davidson County, Tennessee.