Karen Johnson Davidson County
Batch# 677001 DEEDWARR
07/15/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20210715-0095015

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2021.

Notary Public
MY COMMISSION EXPIRES: 8-7-22
File No. G21-13101

LEIGH ANNE SAILORS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pattie Camille Uselton and Felicia Michele Massey (NAME)	Cross Country Mortgage, LLC (NAME)	108-8-58
3345 White Pine Dr (STREET ADDRESS)	6850 Miller Rd (STREET ADDRESS)	
Nashville, tn 37214 (CITY) (STATE) (ZIP)	Brecksville, OH 44141 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Carroll Raymond Thomasson, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pattie Camille Uselton and Felicia Michele Massey**, married to each other, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 215, on the Plan of Larchwood, Section Two, as of record in Book 5200, Page 57-59, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carroll Raymond Thomasson, an unmarried person by Deed dated January 28, 1994 from Judi Sanders and husband, Mark D. Sanders, recorded February 11, 1994, in Book 9247, Page 816, in the Register's Office for Davidson County, Tennessee.

Restrictions as recorded in Book 5479, Page 443; Book 5681, Page 532; Book 5688, Page 696 and Book 6011, Page 130, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3345 White Pine Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 9th day of July, 2021.

Carroll Raymond Thomasson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2021, before me personally appeared Carroll Raymond Thomasson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2021.

MICHAEL J. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Thomas N. Jones, 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 July 9, 2021 (date of document).

Thomas N. Jones
Date: July 9, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 9th day of July, 2021.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-7-22

