Karen Johnson Davidson County
Batch# 764884 DEEDWARR
12/01/2021 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,656.60
20211201-0159364

2021-792

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $718,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

File No. BC-21-1467

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gato Negro Trust Agreement dated November 18, 2021	CrossCountry Mortgage, LLC	
(NAME)	(NAME)	
523 B Stevenson Street	6850 Miller Road	091-09-4N-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Copperhead Properties, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gato Negro Trust Agreement dated November 18, 2021**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. B, on the plan of Homes at 523 Stevenson Street, A Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Master Deed of record in Instrument No. 20200806-0087816, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Randall L. Craft, married by Special Warranty deed from Citi financial Inc, a corporation organized and existing under and by virtue of the laws of the State of Texas by, Carrie Wallace, in her capacity as Vice President of Closing Operations of Olympus Asset Management Attorney in Fact for Citi financial Inc of record in Instrument No. 20110503-0033736 Register's Office for Davidson County, Tennessee, dated April 07, 2011 and recorded on May 03, 2011.

Being a portion of the same property conveyed to Randall L. Craft, married by Quitclaim deed from Randall L. Craft, married of record in Instrument No. 20151214-0125596 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 14, 2015.

Being a portion of the same property conveyed to Jackie Stevens and Angie Stevens, husband and wife, and Kelly Stanley and Scott Stanley, wife and husband by Warranty deed from Randall Craft, married of record in Instrument No. 20200701-0071611 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 1, 2020.

Being a portion of the same property conveyed to Copperhead Properties, LLC a Tennessee Limited Liability Company by Quitclaim deed from Jackie Stevens and Angie Stevens, husband and wife, and Kelly Stanley and Scott Stanley, husband and wife of record in Instrument No. 20200806-0087815 Register's

Witness my/our hand this 29th day of November, 2021.

Copperhead Properties, LLC, a Tennessee
Limited Liability Company

By: _____
Josh Hunter, Authorized Agent

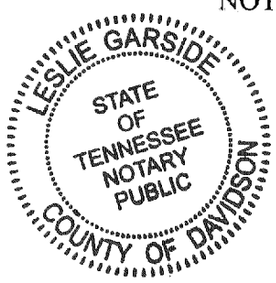
STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of November, 2021, before me, appeared Joshua L. Hunter, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is Authorized Agent of Copperhead Properties, LLC, a Tennessee limited liability company, and that said instrument was signed in behalf of said limited liability company and said Authorized Agent acknowledged said instrument to be the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at office the day and year above written.

_____
NOTARY PUBLIC

My commission expires:
1/3/23



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 29th day of November, 2021.

Quin Evans Segall

11/29/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 29th day of November, 2021.

My Commission Expires: 5/2/22

Notary Public

