Karen Johnson Davidson County
Batch# 781007 DEEDWARR
12/29/2021 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20211229-0171053

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 854727 2021-35125 Leslie Wei	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 349,900.00 Affiant Subscribed and sworn to before me, this the 28th day of December, 2021. Notary Public My commission expires: 04/13/2024 (Affix Seal) KAYLA TABOR — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Callie D. Minton	NAME: Callie D. Minton
STREET ADDRESS: 126 Northcrest Commons Circle Nashville TN 37211	STREET ADDRESS: 126 Northcrest Commons Circle Nashville TN 37211
MAP & PARCEL NO.: 147-12-0A-126-00	

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, Joshua Floyd, a single man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Callie D. Minton, an unmarried woman,

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 Exhibit "A"

This is improved property known as: 126 Northcrest Commons Circle, Nashville, TN 37211

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 21st day of December, 2021.

X _____
Joshua Floyd

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joshua Floyd, unmarried (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 21st day of December, 21.

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

_____
Notary Public
My commission expires 4/3/25

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Unit No. 126, on the Horizontal Property Regime for Northcrest Commons, Phase One & Two, as established in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040615-0070835, amended in Instrument 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Floyd, an unmarried by Deed dated April 2, 2018 from Matthew D. Goodwin and Francesca Battistelli Goodwin, Husband and Wife, recorded April 3, 2018, in Instrument Number 20180403-0031281, in the Official Records of Davidson County, Tennessee.