WARRANTY DEED

Karen Johnson Davidson County
Batch# 879108 DEEDWARR
06/28/2022 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220628-0073812

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/22/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/18/2022

JANE H. ATTKISSON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3784

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brittney Michelle Vassallo and Raymond Vassallo	New Owner	188-10-0C-150.00
1527 Winding Creek Drive		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Alyssa Beth Jackson, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittney Michelle Vassallo, a single woman, Raymond Vassallo, a married man

HEREINAFTER CALLED THE GRANTEE(S), 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. 150 on the Plan of Final Plat of Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander S. Roberts, an unmarried man, by deed dated 02/27/2018, and recorded 03/08/2018, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20180308-0021732 and being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company, by deed dated 02/04/2021, and recorded 02/05/2021, from Alexander S. Roberts and Stephanie Murillo Roberts, husband and wife, of record in Instrument Number 20210205-0016998 and being the same property conveyed to Alyssa Beth Jackson, single woman, by deed dated 02/22/2021, and recorded 03/19/2021, from SPH Property One, LLC, a Delaware Limited Liability Company, of record in Instrument Number 20210319-0036673, Register's Office for Davidson County, Tennessee.

Property Address: 1527 Winding Creek Drive Nolensville, TN 37135

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1527 Winding Creek Drive Nolensville, TN 37135

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever 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 hand on June 22, 2022.

Alyssa Beth Jackson by Sara Denman, Attorney in Fact

Alyssa Beth Jackson
By Sara Denman, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sara Denman**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Alyssa Beth Jackson for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Alyssa Beth Jackson, and is authorized by Alyssa Beth Jackson to execute this instrument on her behalf.

Witness my hand and official seal, this June 22, 2022.

Jane H Attkisson

Notary Public

JANE H. ATTKISSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 7/18/2022

File #: 2022-3784

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 June 22 2022.

Affiant Signature

6/23/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/23/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON