Karen Johnson Davidson County
Batch# 895373 DEEDWARR
07/28/2022 01:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20220728-0086217

WHEN RECORDED MAIL TO:
SPRUCE
6100 TENNYSON PARKWAY, SUITE 225
PLANO, TX 75024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SPRUCE, 6100 TENNYSON PARKWAY, SUITE 225, PLANO, TX 75024
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cash4yourhome LLC 2034 E Lincoln Ave. Unit 224 Anaheim, CA 92806	Cash4yourhome LLC 2034 E Lincoln Ave. Unit 224 Anaheim, CA 92806	**SEE EXHIBIT "A"**

For good consideration in the amount of **$375,000.00**, I (We) **Brandon Good, an unmarried man**, hereby bargain, deed and convey to **Cash4yourhome LLC,** whose mailing address is 2034 E Lincoln Ave., Unit 224, Anaheim, CA 92806, the following described landin Davidson County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26 day of July 2022.

Brandon Good

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 26 day of July 2022, before me personally appeared **Brandon Good, an unmarried man,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Helen F Mackey
Notary Public
My Commission Expires: 07/17/2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $375000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26 day of July, 2022.

Notary Public
My Commission Expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Name and address for person(s) responsible for taxes:
Cash4yourhome LLC
5019 Suter Dr
Nashville, TN 37211

Name and Address of property owner:
Cash4yourhome LLC
5019 Suter Dr
Nashville, TN 37211

Exhibit A

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. 254 on the Plan of Caldwell Country Estates, Section 5, of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Note: Being the same property conveyed to Brandon Good, an unmarried man by Warranty Deed from Jerry G. Hiland, Jr. and Elizabeth Anne Hiland, and Mary Elizabeth Hiland, dated 12/20/2021 and recorded on 12/21/2021 as Instrument No. 20211221-0168498 in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 147 06 0 211.00

Tennessee Certification of Electronic Document

I, Georgina Chio, 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 26, 2022 (date of document).

Georgina Chio
Affiant Signature

28 July 2022
Today's Date

State of TEXAS

County of Collin

Sworn to and subscribed before me this 28th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-15-2025

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025