This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn before me this the 9/1/22 day of September, 2022.

Notary Public
My commission expire

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 915184 DEEDWARR
09/12/2022 09:50:48 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220912-0101603

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tiffany McCain	Canopy Mortgage LLC	064-16-0D 070.00
1869 Brookmeadow Lane	360 Technology Ct #200	
Hermitage, TN 37076	Lindon, UT 84042	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, REXANN UNDERWOOD, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIFFANY MCCAIN, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to RexAnn Underwood, unmarried, by deed dated 03/25/2022, from RexAnn Underwood F/K/A RexAnn Reseter, unmarried, of record in Instrument No. 20220420-0045879, Register's Office for said County.

Also being the same property conveyed to RexAnn Reseter, an unmarried woman, by deed dated 10/29/2015, from Tomas Martinez, a married man, of record in Instrument No. 20151117-0116631, Register's Office for said County.

RexAnn Underwood and RexAnn Reseter are one in the same person

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1869 Brookmeadow Lane, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RV by JWAT

Witness my hand this the 1ST day of September, 2022.

RexAnn Underwood by Jenny West Attorney in fact
RexAnn Underwood
By: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of August, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RexAnn Underwood by Specific POWER OF ATTORNEY dated 08/17/2022, and who acknowledged that he executed the same as the free act and deed of RexAnn Underwood.

Witness my hand and official seal this 1ST day of September, 2022.

My commission expires: 9-6-22

Notary Public

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY