Karen Johnson Davidson County
Batch# 955822 DEEDWARR
12/28/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20221228-0133175

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $760,000.00 Claire H. Jenkins AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/28/2022. Eileen K. Hopkins NOTARY PUBLIC MY COMMISSION EXPIRES

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027 #37463
file # 2022-4558

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Chase Brown and Larissa Brown	U.S. Bank N.A.	084-05-0E-001.00-CO
2611a Tiffany Drive	PO Box 20005	
Nashville, TN 37206	Owensboro, KY 42304	

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,

Christopher Glenn Tointon and Rebecca Tointon, husband and wife

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

Chase Brown and Larissa Brown, husband and wife

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 Unit A, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2611 Tiffany Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210126-0011765 and being shown on Plat attached thereto as Exhibit "B", 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 Christopher Glenn Tointon and Rebecca Tointon, husband and wife, by Warranty Deed from M Squared, LLC of record in Instrument No. 20211207-0162210, Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 07, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 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 2611a Tiffany Drive Nashville, TN 37206

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 December 28, 2022.

Christopher Glenn Tointon

Christopher Glenn Tointon

STATE OF Florida

COUNTY OF Seminole County

Personally appeared before me, by audio-visual communication, the undersigned, an online Notary Public for the State and County the aforesaid, Christopher Glenn Tointon, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 28, 2022.

Type of Identification produced: Nebraska Driver License

Notarized online using audio-video communication

Notary Public Xiomara J Giannelli

My Commission Expires: 07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Witness my hand on December 28, 2022.

Rebecca Tointon

Rebecca Tointon

STATE OF Florida

COUNTY OF Seminole County

Personally appeared before me, by audio-visual communication, the undersigned, an online Notary Public for the State and County the aforesaid, Rebecca Tointon, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 28, 2022.

Type of Identification produced: Nebraska Driver License

Notary Public Xiomara J Giannelli

My Commission Expires: 07/21/2024

Notarized online using audio-video communication

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

File #: 2022-4558

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/28/22

GEORGE E. MUDTER, JR.
Dated 12/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/28/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

