Karen Johnson Davidson County
Batch# 973824 DEEDWARR
02/24/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,680.65
20230224-0012994

WARRANTY DEED

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $454,231.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/22/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/19/2025

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
File # 2023-1104

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Daniel J. Rowley		058-10-0B-066.00 CO
3037 Carrington Place		
Nashville, TN 37218		

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,

Wesley A. Currie and Kelli Currie, husband and wife

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

Daniel J. Rowley, unmarried 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. 66 on the Plan of Carrington Place, Phase Three, Section One, of record in Instrument No. 20150312-0021420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wesley A. Currie wife, and Kelli Currie, by deed dated December 18, 2015, and recorded December 28, 2015, from Celebration Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 201512280129479, Register's Office for Davidson County, Tennessee.

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 3037 Carrington Place, Nashville, TN 37218.

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 February 22, 2023.

Wesley A. Currie

Kelli Currie

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Wesley A. Currie and Kelli Currie, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 22, 2023.

Notary Public

My Commission Expires: 11/28/26



True Copy Certification

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the origina version of the electronic document tendered for registration herewith and that this electronic documer is a true and exact copy of the original document executed and authenticated according to law on 2/22/23 (date of document).

Affiant Signature

2/23/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY