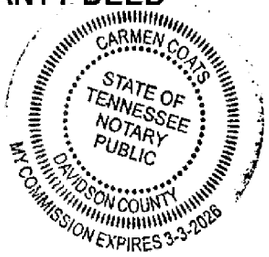
Karen Johnson Davidson County
Batch# 1008036 DEEDWARR
05/26/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230526-0039802

WARRANTY DEED



G-VRES-23-907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Mason Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel L. Reinert and Stephen C. Crosby	CHURCHILL MORTGAGE CORP	
(NAME)	(NAME)	**044-15-0-174.00**
907 Cleves Street	1749 MALLORY LN STE 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CAMELLIA DAWN ASGARIAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL L. REINERT AND STEPHEN C. CROSBY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 243 on the Plan of Section A, Village of Old Hickory of record in Plat Book 1424, Page 68, 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 Camellia Dawn Asgarian, an unmarried woman by Warranty Deed from Donald Simon Ackerman, a single man and Chad Floydl, a single man, as tenants in common, dated April 29, 2021 and recorded May 6, 2021 in Instrument No. 20210506-0061311, Register's Office of Davidson County, Tennessee. (Power of attorney in Instrument No. 20210506-0061310).

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **907 Cleves Street, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF MAY, 2023.

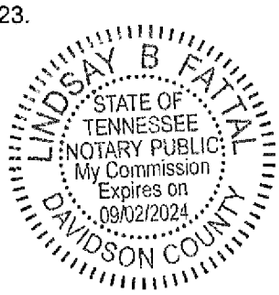
Camellia Dawn Asgarian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMELLIA DAWN ASGARIAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 26, 2023 (date of document).

Affiant Signature

May 26, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023