Name and Address of New Owner:
Christina Persico and Karl Brennan Warden
205 Fannin Drive
Goodlettsville, TN 37072

Send Tax Bills To:
CrossCountry Mortgage, LLC
2160 Superior Avenue Cleveland, OH 44114

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1008515 DEEDWARR
05/26/2023 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,568.80
20230526-0040109

Map & Parcel No: 018-12-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin Warehime, an unmarried man, and Lynsey Beros, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christina Persico, and Karl Brennan Warden,** wife and husband"the Grantees," the following described real estate in Davidson County, Tennessee:

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. 17 on the Plan of Mansker Heights, Section One, of record in Book 2900, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Austin Warehime, an unmarried man, and Lynsey Beros, an unmarried woman, by Warranty Deed dated April 12, 2021 from James William Begley and Chelsea O. Begley, husband and wife, recorded April 13, 2021 in Instrument No. 20210413-0049375 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of May, 2023.

Lynsey Beros (SEAL)
Lynsey Beros

(SEAL)
Austin Warehime

STATE OF TN
COUNTY OF Davidson

On this 22nd day of May, 2023, before me personally appeared Lynsey Beros and Austin Warehime, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2023.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

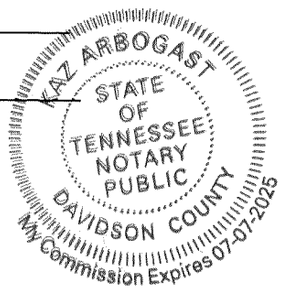
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $424,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Megan Pauley
(Affiant)

Sworn to and subscribed before me this
22nd day of May, 2023.

Notary Public
My commission expires:
File No. 2023-5994-MR



True Copy Certification

I, Megan Paulus, 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 this the ~~25th~~ 22nd day of May, 2023.

Megan Paulus
Affiant Signature

Date 5/25/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

