Karen Johnson Davidson County
Batch# 1019844 DEEDWARR
06/28/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20230628-0049061

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $361,000.00

Amanda Allen
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/20/2023.

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-3-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3667

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brandon Blane Highfill	CROSSCOUNTRY MTG LLC	044-15-0C-032.00-CO
2009 Village Park Circle	2160 SUPERIOR AVE	
Old Hickory, TN 37138	CLEVELAND, OH 44114	

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,

Brooks Denton Taylor, a single man

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

Brandon Blane Highfill, a single 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. 32 on the Plan of Final Plat, Village Green - Phase 1 of record in Plat at Instrument No. 20170118-0005633, Surveyor's Certificate of Corrections in Instrument No. 20170217-0016822 and 20170221-0017509, 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 Brooks Denton Taylor, single man by Warranty deed from Christopher Wesley Frazier, a married man of record in Instrument No. 20201002-0113925 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 02, 2020.

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 2009 Village Park Circle Old Hickory, TN 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 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 June 20, 2023.

Brooks Denton Taylor

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, a Notary Public of said County and State, Brooks Denton Taylor, 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 June 20, 2023.

Notary Public Tahyce A. Davis

My Commission Expires: 11/26/2023

TANYCE A. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11/26/2023
SHELBY COUNTY

File #: 2023-3667

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 June 27, 2023 (date of document).

Affiant Signature

June 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of June, 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