Karen Johnson Davidson County
Batch# 1078173 DEEDWARR
12/05/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20231205-0093628

WARRANTY DEED

2023-11-1311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Colton Lee Grimwood
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 day of December, 2023.

(Affix Seal) Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Colton Lee Grimwood 438 Flintlock Court Nashville, TN 37217	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	Map/Parcel 135-16-0B-019.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Happy Nest, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Colton Lee Grimwood, a single person** hereinafter called the GRANTEE, his heirs 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 Unit No. 19 on the plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Plat Book 4660, Page 157 and amending Plat recorded in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ekre of TN, LLC, a Delaware limited liability company by General Warranty Deed from Todd Ewing, a single person of record in Instrument No. 20211011-0136515 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on October 11, 2021.

Being the same property conveyed to Happy Nest, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ekre of TN, LLC, a Delaware limited liability company of record in Instrument No. 20221026-0115956 Register's Office for Davidson County, Tennessee, dated October 19, 2022 and recorded on October 26, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien now due and payable but not delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 438 Flintlock Court, Nashville, TN 37217 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 1 day of December, 2023:

Happy Nest, LLC, a Tennessee Limited Liability Company

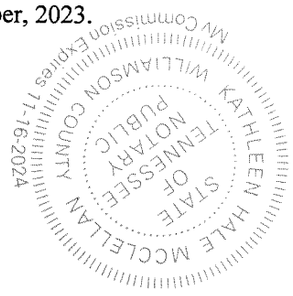
By: Kristin Basseen, Authorized Member
Kristin Basseen, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kristin Basseen, Authorized Member of Happy Nest, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Happy Nest, LLC, the within named bargainor, a Limited Liability Company, and that such Kristin Basseen, Authorized Member of Happy Nest, LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, this 1st day of December, 2023.

Notary Signature
My commission expires:_____



True Copy Certification

I, **Pam Autry,** 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 1 day of December, 2023.

Affiant Signature
Date 12/1/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

