Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELW-23-2324-3)

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4907

Karen Johnson Davidson County
Batch # 1087638 DEEDWARR
01/02/2024 01:40:32 PM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20240102-0000250

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2023

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rachel Allison Tyree 2324 Riverside Drive Unit 3 Nashville, TN 37216	CrossCountry Mortgage 2160 Superior Avenue Cleveland, OH 44114	072-07-0C-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Samantha Erin Sepcic, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Allison Tyree, a single woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 3, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2324 Riverside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150303-0018382, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samantha Erin Sepcic by Warranty Deed from Shawanna J. Snider, unmarried of record in Instrument No. 20190530-0051397 Register's

Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on May 30, 2019. (Value or consideration shown in aforementioned deed $385,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2324 Riverside Drive, Unit 3, Nashville, TN 37216

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the ~~29~~ 28th SES day of December, 2023.

Samantha Erin Sepcic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~29~~ 28th day of December, 2023, before me personally appeared Samantha Erin Sepcic, 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 ~~29~~ 28th day of December, 2023.

Notary Signature
My commission expires:
Florida Drivers license

KELLY NINO
MY COMMISSION # HH 258028
EXPIRES: June 11, 2026