Karen Johnson Davidson County
Batch# 1090992 DEEDWARR
01/12/2024 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20240112-0002710

WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

File No. DH-23-5788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: 07-06-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan A. Sepulveda and Miriam Leah Boxx	Cross Country Mortgage, LLC	
(NAME)	(NAME)	
2240 Craigmeade Circle	190D Saundersville Road	095-02-0-144.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chad Steinborn and Morgan Steinborn, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan A. Sepulveda, a single man, and Miriam Leah Boxx, a single woman, as joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 22 on the Plan of Craigmeade Subdivision, Section I of record in Plat Book 2900, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 front 189.6 feet on the Northwesterly side of Craigmeade Circle and runs back 229.8 feet on the Southwesterly line and 229.9 feet on the Northeasterly line to a dead line measuring 189.5 feet.

Being the same property conveyed to Chad Steinborn and Morgan Steinborn, a married couple, by Warranty Deed from Rob Todd, unmarried of record in Instrument No. 20210803-0104325 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 03, 2021.

This is property more commonly known as 2240 Craigmeade Circle, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 5th day of January, 2024.

Chad Steinborn

Morgan Steinborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2024, before me personally appeared Chad Steinborn and Morgan Steinborn, 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 5th day of January, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 5th day of January, 2024.

Affiant Signature

Date 1/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of January, 2024.

Notary's Signature

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