WARRANTY DEED

Karen Johnson Davidson County
Batch# 1099036 DEEDWARR
02/07/2024 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $13,135.00
20240207-0008765

STATE OF TENNESSEE
COUNTY OF DEKALB

37992

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 7TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tia R. Booth and Taylor S. Mock	Regions Mortgage	Parcel ID: 132-15-0-014.00-000
(NAME) 757 Elysian Fields Road	(NAME) 2050 Parkway Offcie Circle	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC, a Tennessee Limited Liability Company and The Cantrell Community Property Trust U/A Dated 01/17/22, Christopher Lee Cantrell and Valerie McGuire Cantrell, Trustees** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tia R. Booth and Taylor S. Mock, wife and husband,** 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Elysian Fields, Section 1 of record in Plat Book 1424, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, and Christopher L. Cantrell, as equal tenants in common, By Warranty Deed from Teresa S. Alspaugh, married dated April 30, 2021 recorded May 04, 2021, of record as Instrument No. 20210504-0059733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 757 Elysian Fields Road, Nashville, TN 37204

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 our hands this 5 day of February, 2024

Province Builders, LLC

BY: _____
John Swift, Member

The Cantrell Community Property Trust U/A Dated 01/17/22

BY: _____
Christopher Lee Cantrell, Trustee

STATE OF TENNESSEE

COUNTY OF DeKalb

Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Province Builders, LLC, the bargainor, and that he, as such Member being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of Province Builders, LLC by himself as such Member.

Witness my hand and official seal, this the 5 of February, 2024.

Notary Public

My Commission Expires: 4/29/26

(SEAL)

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Christopher Lee Cantrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Trustee of The Cantrell Community Property Trust U/A Dated 01/17/22, the bargainor, and that he, as such Trustee being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the Trust by himself as such Trustee.

Witness my hand and official seal, this the 5 of February, 2024.

Notary Public

My Commission Expires: 4/29/26

(SEAL)

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/7/24 (date of document).

Affiant Signature

2/7/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

