WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $274,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/09/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 4/23/2025

Karen Johnson Davidson County
Batch# 1100513 DEEDWARR
02/13/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,015.65
20240213-0009885

Crystal Johnson Notary Public State of Tennessee Sumner County

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3063

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Joseph Andrew Shirk	Wells Fargo Bank, N.A.	149-15-0B-084.00-CO
1515 Bridgecrest Drive #403	7301 Wells Fargo Way	
Antioch, TN 37013	Minneapolis, MN 55407	

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,

Hayley Anderson, a single woman

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

Joseph Andrew Shirk, a single person

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 all of Unit No. 403, on the revised plan of Cambridge Forest Townhomes, as shown by Plat appearing of record in Instrument No. 20040224-0020966, revising plat of record in Instrument No. 20020213-0018958, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said units.

Being the same property conveyed to Hayley Anderson, a single woman by Warranty Deed from Peter F. Azer, a married man of record in Instrument No. 20210303-0027188 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on March 03, 2021.

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 1515 Bridgecrest Drive #403 Antioch, TN 37013

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 February 9, 2024}.

Hayley Anderson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hayley Anderson, 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 February 9, 2024.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/25

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-3063

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 2/9/2024 (date of document).

Affiant Signature

2/13/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13 day of Feb., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County