This Instrument Prepared by and Return to:
Bell & Alexander Title Services. Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $293,500.00.

Affiant

Subscribed and sworn before me this the 4th day of March, 2024.

Notary Public
My commission expires: 4-13-2025

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alixanderia Csepp 1024 Rachels Square Drive Nashville, TN 37076	U.S. Bank National Assoc. 2900 Tamarack Rd Owensboro, KY 42301	075-11-0 271.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HIGH CALIBER RENOVATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALIXANDERIA CSEPP AND CHRISTOPHER CSEPP, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 97-B, Zone Lot Division, Lots Nos. 80 thru 101 and 103 thru 107, Rachel's Square, Section 2, of record in Plat Book 6250, Page 542, which amends prior plats in Book 5200, Page 623-625, Book 6050, Page 123 and Book 6200, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to High Caliber Renovations, LLC, a Tennessee Revised Limited Liability Company, by Warranty Deed dated 08/17/2023, from Audrey A. Jenkins, unmarried, of record in Instrument No. 20230821-0065151, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 1024 Rachels Square Drive, Nashville, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1107863 DEEDWARR
03/06/2024 03:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,085.95
20240306-0015731

Witness my hand this the 4th day of March, 2024.

High Caliber Renovations, LLC, a Tennessee Limited Liability Company

BY: Robert Michael Russell, Its: Member

BY: Jacob Edward Todd, Its: Member

BY: Beau Barrett Baker, Its: Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert Michael Russell, Jacob Edward Todd, and Beau Barrett Baker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged themselves to be the member of the within named bargainor, a limited liability company, and that they, as such members, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **Robert Michael Russell, Jacob Edward Todd, and Beau Barrett Baker**, as such members.

Witness my hand and official seal on this the 4th day of March, 2024.

My Commission Expires: 7/9/2024

Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 4, 2024.

Signature
March 4, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 4, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025