Karen Johnson Davidson County
Batch# 1108357 DEEDWARR
03/07/2024 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20240307-0015759

File No: 453314352-TI

After Recording, Send to:
Single Source Property Solutions
1000 Noble Energy Drive, Suite 300
Canonsburg, PA 15317

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

Tax Parcel Number: 050-07-0-007.00

GENERAL WARRANTY DEED

Notch One LLC, ("Grantor"), of **1579 Monroe Drive, Suite 409, Atlanta, GA 30324** for and in consideration of $275,000.00 (Two Hundred Seventy Five Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Brittany Fowler, a single woman**, ("Grantee"), whose tax mailing address is **3706 Village Trail, Nashville, TN 37207,** the following described real estate situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 101-A, Zone Lot Division — Lots 101 thru 103, Village by the Creek, Section Four, as shown on Plat of record in Plat Book 6900, Page 290, Amending Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Property commonly known as: 3706 Village Trail, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED TO NOTCH ONE LLC, BY WARRANTY DEED FROM CHIEF JAKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220506-0052532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 20, 2022 AND RECORDED ON MAY 06, 2022.

Parcel ID: 050-07-0-007.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on March 5, 2024.

Notch One LLC

By: Veronica Mattioli

Name: Veronica Mattioli

Its: Authorized Signor

STATE OF George
COUNTY OF Paulding

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Veronica Mattioli** as Authorized Signor on behalf of **Notch One LLC**, personally known to me or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of March 2024.

SASANNA STROZIER NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 8/29/2026 COBB COUNTY, GEORGIA

Joanna Strozier
Notary Public

STATE OF Georgia
COUNTY OF Paulding

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Veronica Mathis
Affiant

Subscribed and sworn to before me on this the 5 day of March, 20 24.

Sasanna Strozier
Notary Public

My Commission Expires: 8-29-26

SEAL

SASANNA STROZIER NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 8/29/2026 COBB COUNTY, GEORGIA

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 March, 2024.

Affiant Signature

Date 3/5/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027