Karen Johnson Davidson County
Batch# 1153929 DEEDWARR
07/03/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240703-0050141

WARRANTY DEED

LISA CONNALLY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/01/2024

NOTARY PUBLIC

MY COMMISSION EXPIRES 3.20.27

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-11470-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Grant Kairdolf	**CrossCountry Mortgage LLC**	108-12-0-236
3257 East Lake Drive	2160 Superior Avenue	
Nashville, TN 37214	Cleveland, OH 44114	

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,

Bryan Reindl, unmarried man

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

Grant Kairdolf, a single man

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 Lot No. 99, on the Plan of Section 5, Trailwood, of record in Plat Book 6900, Pages 477-479, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bryan Reindl, unmarried man by Deed from I Am Investments, LLC, dated 09/18/2023, recorded 09/20/2023, of record in Instrument Number 20230920-0074072, of the Public Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 3257 East Lake Drive Nashville, TN 37214

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 July 1, 2024}.

Bryan Reindl

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Bryan Reindl, 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 July 1, 2024.

Notary Public

My Commission Expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2024-11470-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/1/24 (date of document).

Affiant Signature

7/2/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of July, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 03/15/2025