THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4642
Parcel ID: 106-14-0-002.00

Property Address:
1975 Gatlin Drive, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 1164407 DEEDWARR
07/31/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240731-0057783

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Legacy Home Loans
1036 Stearman Dr. ste.6.
White House, TN 37188

Name and Address of New Owner:
Kayla Closson and CarlyBrandt
74 Scobey Drive
Nashville, TN 37210

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, PAMELA E. HILAND, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **KAYLA CLOSSON, and CARLY BRANDT, a married couple**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 14 on the Plan of Raymond Heights, of record in Plat Book 1424, page 141, 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 PAMELA E. HILAND, an unmarried woman by Deed dated June 6, 2016 from VICKIE THIEMAN, Administrator of the ESTATE OF CHERYL ANN THIEMAN LUSK, aka CHERYL A. THIEMAN, deceased, and ALEX LUSK, individually, recorded June 9, 2016, in Instrument Number 20160609-0058598, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1975 Gatlin Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 1424, page 141, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 4346, page 576, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 1787, page 39, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 26 day of July, 2024.

PAMELA E. HILAND

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PAMELA E. HILAND, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 26 day of July, 2024.

Notary Public

STEPHANIE A. GLENN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $580,000.00.

Affiant

SWORN TO and subscribed before me on this 26th day of July, 2024.

Notary Public

BROOKE HICKS — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

My Commission Expires: 5-9-26

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 26, 2024**.

Affiant Signature

July 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25