RETURN TO:
PREMIER ESCROW, LLC
BOX 10-A 4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1165657
08/02/2024 09:49:39 AM
Fees: $13.00 Taxes: $1,951.75

Davidson County
DEEDWARR
2 pgs

20240802-0058736

File No. EY-24-7211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2024.

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Notary Public
MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Davis	Highlands Residential Mortgage LTD	
(NAME)	(NAME)	
719 Douglas Avenue, #13	950 W. Bethany Drive, Ste. 800	071-16-0A-027.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Allen, TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Step 3 Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ray Davis, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 27, The Flats at Highland Heights, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150203-0010059 and 20150203-0010060, as amended at Instrument No. 20150609-0054331 and 20151117-0116729, in the Register's Office, Davidson County, Tennessee to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Step 3 Properties, LLC, a Tennessee limited liability company by Warranty Deed from D223, LLC, a Tennessee limited liability company of record in Instrument No. 20170103-0000327 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 3, 2017.

This is property more commonly known as 719 Douglas Avenue, #13, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with 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 is 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/our hand this 1st day of August, 2024.

Step 3 Properties, LLC, a Tennessee Limited Liability Company

By: _____
Sandy Brainard, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Sandy Brainard**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Sole Member of **Step 3 Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

Witness my hand and seal, this 1st day of August, 2024.

_____
Notary Signature
My commission expires: 3-2-27

