Karen Johnson Davidson County
Batch# 1184530 DEEDWARR
09/20/2024 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20240920-0073183

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37933-10-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 11th day of September, 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Roberts Olivia Barker 1129 Leland Avenue Nashville, TN 37216	CROSS COUNTRY MORTGAGE, LLC 2160 SUPERIOR AVE CLEVELAND, OH 44114	Map and Parcel No.: 041 04 0 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kailey Hall, unmarreid ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Mary Roberts, a single person, and Olivia Barker, a single person, as joint tenants with rights of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1194 Cherbron Drive, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of September, 2024.

GRANTOR:

Kailey Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kailey Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2024.

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled the Plan of Dalemere Subdivision, Section I, of record in Plat Book 2900, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kailey Hall, an Unmarried Woman, by Warranty Deed from FTS Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200901-0099294, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020, and recorded on September 01, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dalemere Subdivision, Section I, as recorded in Plat Book 2900, Page(s) 35.
5. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2960, Page 222.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 6. 2024.

Affiant Signature

20th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

