Karen Johnson Davidson County
Batch# 1199374 DEEDWARR
10/31/2024 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20241031-0084187

WARRANTY DEED When Recorded Return to: Midtown Title, LLC 600A Frazier Dr. Ste 123 Franklin, TN 37064 File #1-23348-RR	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson TR THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER ~~FOR THIS~~ TRANSFER IS $329,900.00 ~~AFFIANT~~ SUBSCRIBED AND SWORN TO ME ON 10/25/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 1/4/2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-13264-NASH

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Eugene Blaylock	**Premier Mortgage Resources, LLC**	163-05-0A-043.00-CO
5170 Hickory Hollow Parkway #806	3363 E Presidential Dr Ste 200	
Antioch, TN 37013	Meridian, ID 83642	

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,

Courtney Betts and Brandon Richard Betts, wife and husband

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

Eugene Blaylock, sole ownership

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:

Being Lot No. 43 on the Plan of Hickory Hollow Townhomes (Mill Park), Phase I, a Horizontal Property Regime (Private Element) of Record in Book 9700, Page 686, 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 Courtney Nowell, unmarried woman by Warranty Deed from Maria Mitchell-Uram, a married woman of record in Instrument No. 20211027-0144095 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 27, 2021.

Being the same property conveyed to Courtney Betts, a married woman by Quitclaim Deed from Courtney Nowell, N/K/A Courtney Betts of record in Instrument No. 20240411-0025863 Register's Office for Davidson County, Tennessee, dated April 1, 2024 and recorded on April 11, 2024.

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is property known as 5170 Hickory Hollow Parkway #806 Antioch, TN 37013

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 October 25, 2024.

Courtney Betts

Courtney Betts

Brandon Richard Betts

Brandon Richard Betts

BR

STATE OF TENNESSEE Texas

COUNTY OF Davidson Denton

BR

Personally appeared before me, a Notary Public of said County and State, Courtney Betts and Brandon BR Richard Betts, 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 October 28, 2024.

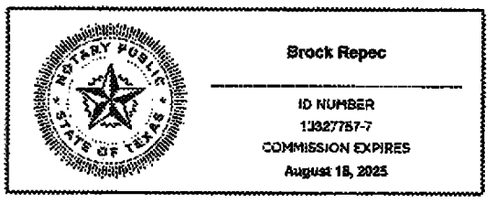
BR

Brock Repec

Notary Public

My Commission Expires: 08/18/2025

Electronically signed and notarized online using the Proof platform.



File #: 2024-13264-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement Warranty Deed

Document Date: 10/28/2024

Number of Pages (including notarial certificate): 3

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Commonwealth of Virginia

City of Alexandria

The foregoing instrument was acknowledged before me

on 10/28/2024 by Brandon Richard Betts.

Mohamud Aden
7898118

My commission expires: 03/31/2026

Notarized remotely online using communication technology via Proof.

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/28/2024 **(date of document).**

Affiant Signature

Date: 10/30/2024

State of Tennessee

County of Williamson

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

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY