Karen Johnson Davidson County
Batch# 1223228 DEEDWARR
01/06/2025 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20250106-0000844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $740,000.00

Madelyn C.
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/02/2025.

Sydney Angell
NOTARY PUBLIC

MY COMMISSION EXPIRES 3.20.28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-14443-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Diane Williamson Michaels and Girard Scott Michaels	Cross Country Mortgage	072-10-3B-003.00-CO
1037 Fairwin Avenue	2160 Superior Ave.	
Nashville, TN 37216	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,

Troy Vennon and Amy Vennon, husband and wife, Ryan McGowen and Michelle McGowen, husband and wife, and Nicholas Ashford and Dorothy Ashford, husband and wife

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

Girard Scott Michaels and Diane Williamson Michaels, husband and wife

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 situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160826-0089504, and amended in Instrument No. 20180129-0009155 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Troy Vennon, a single man, Amy Heuser, a single woman, and Ryan McGowen and Michelle McGowen, husband and wife, and Nic Ashford and Dorothy Ashford, husband and wife by Warranty Deed from Guerrier Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180417-0036221 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 17, 2018.

Being the same property conveyed to Troy Vennon and Amy Vennon, husband and wife, Ryan McGowen and Michelle McGowen, husband and wife, Nicholas Ashford and Dorothy Ashford, husband and wife by Quitclaim Deed from Troy Vennon and Amy Vennon, husband and wife, Ryan McGowen and Michelle McGowen, husband and wife, Nicholas Ashford and Dorothy Ashford, husband and wife, who erroneously acquired title as Troy Vennon, a single man, Amy Heuser, a single woman, and Ryan McGowen and Michelle McGowen, husband and wife, Nic Ashford and Dorothy Ashford, husband and wife of record in Instrument No. 20220503-0051052 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on May 03, 2022.

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 property known as 1037 Fairwin Avenue Nashville, TN 37216

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 January 2, 2025.

Troy Vennon

Amy Vennon

Ryan McGowen

Michelle McGowen

STATE OF OHIO

COUNTY OF DELAWARE

Personally appeared before me, a Notary Public of said County and State, Troy Vennon, Amy Vennon, Ryan McGowen, Michelle McGowen, 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 January 2, 2025.

Notary Public

My Commission Expires: 12-12-2028

NOTARIAL SEAL STATE OF OHIO

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Nicholas Ashford

Dorothy Ashford

☑ Physical Presence
☐ Online Notarization

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, a Notary Public of said County and State, Nicholas Ashford, and Dorothy Ashford, 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 January 2, 2025.

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025

Notary Public IVAN STOYANOV TERZISKI

My Commission Expires: 05-20-2025

File #: 2024-14443-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1/2/25.

Affiant Signature

1/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY