This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1224923 DEEDWARR
01/09/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250109-0002000

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $420,000

Affiant Signature
Subscribed and sworn to before me on this the 8TH Day of JANUARY 2025

Carmen Coats
Notary Public

My Commission expires 3/3/26

NAME AND ADDRESS OF PROPERTY OWNER:
David N. Stewart
3316 PANORAMA DR
NASHVILLE, TN 37218

SEND TAX BILLS TO:
cur ~~David N. Stewart~~ CROSSCOUNTRY MTG LLC
2160 SUPERIOR AVE
CLEVELAND, OH 44114
MAP AND PARCEL NUMBER: 08007004100

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

WARRANTY DEED
24NT01435

Effective the 8th Day of January, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Landmark Property Holdings LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David N. Stewart, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 518 on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Landmark Property Holdings LLC, a Tennessee Limited Liability Company from Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed dated 04/29/2024 and recorded 05/03/2024 in Instrument No. 20240503-0032433, Register's Office of said County.

This is an improved property commonly known as: 3316 Panorama Dr, Nashville, TN 37218-3017

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8th day of January, 2025

Landmark Property Holdings LLC

Gregory D. Besaw

By: Gregory Scott Besaw
Its: Member

State of Tennessee
County of Williamson
Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gregory Scott Besaw, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Member of Landmark Property Holdings, LLC, the within named bargainer, a corporation, and that such Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8th day of January, 2025.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

Landmark Property Holdings LLC

Donna M Besaw

By: Donna Michele Besaw
Its: Member

State of Tennessee
County of Williamson
Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Donna Michele Besaw, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Member of Landmark Property Holdings, LLC, the within named bargainer, a corporation, and that such Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8th day of January, 2025.

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

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 January 9, 2025.

Affiant Signature

9th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

