Karen Johnson Davidson County
Batch# 1232950 DEEDWARR
02/03/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250203-0007952

WARRANTY DEED

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

File No. AP-25-8625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Amanda Aken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2025

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(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
Christofer Combado and Jaymie Combado	CROSSCOUNTRY MORTGAGE, LLC	
(NAME)	(NAME)	
2022 Rosecliff Drive	2160 SUPERIOR AVE	083-04-0-048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CLEVELAND, OH 44114	
(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, **Linda K. Armstrong, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christofer Combado and Jaymie Combado, husband and wife**, 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:

To a certain tract or parcel of land, to-wit:

Being Lot No. 114 on the Plan of Rosebank Park, of record in Plat Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Linda K. McGuire, unmarried by Warranty Deed from George W. Aust, Jr of record in Book 10189, page 837, Register's Office for Davidson County, Tennessee, dated September 09, 1996 and recorded on September 13, 1996.

Being the same property conveyed to Linda K. Armstrong by Quitclaim Deed from Nathan David Armstrong of record in Instrument No. 20090309-0020807 Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on March 09, 2009.

This is property more commonly known as 2022 Rosecliff Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 30th day of January, 2025.

Linda K. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2025, before me personally appeared Linda K. Armstrong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of January, 2025.

Notary Signature
My commission expires: 3-2-27



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 30, 2025.

Affiant Signature

3rd day of February, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028