RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1233227
02/04/2025 10 39 20 AM
Fees $13 00 Taxes $1,794 50

Davidson County
DEEDWARR
2 pgs

20250204-0008321

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, ~~FOR~~ THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Craig Freeman and Sarah Longenecker, Jr	**GUARANTEED RATE, INC.**	
(NAME)	(NAME)	
1220 Sussex Ct	**3940 N RAVENSWOOD AVE**	041-11-0-077 00
(ADDRESS)	(ADDRESS)	
Nashville, TN Nashville, TN 7207	**CHICAGO, IL 60613**	
(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, **Sun Valley Properties LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Diane Longenecker and Craig Freeman Jr., both unmarried,** 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.

Land in Davidson County, Tennessee, Being Lot Number 339 on the Plan of Bellshire Estates, Section "A", as of record in Plat Book 2331, Pages 115 and 116, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Sussex Drive at the corner of Lot Numbers 339 and 352; thence with the line between said lots Eastwardly 250.5 feet to a point; thence with the line between Lot Numbers 339 and 340, which is a broken line, Southwardly 273 feet to a point in the Northerly margin of Sussex Court; thence with said Court Westwardly 162 feet to the beginning of a curve; thence around said curve in a Northeasterly direction, 39.3 feet to a point in the North margin of Sussex Drive; thence with said Drive, Northwardly 229 feet to the point of beginning.

Being the same property conveyed to Sun Valley Properties, LLC by Warranty Deed from Music City Financial, LLC, a Texas limited liability Company of record in Instrument No. 20231204-0093273 Register's Office for Davidson County, Tennessee, dated November 30, 2023 and recorded on December 04, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 1220 Sussex Ct Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 3 day of February, 2025.

SUN VALLEY PROPERTIES LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Memorie White** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of **Sun Valley Properties LLC**, the within named bargainor, a Limited Liability Company, and that such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Sun Valley Properties LLC.**

WITNESS my hand and official seal at office this 3 day of February, 2025

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028