Karen Johnson Davidson County
Batch# 1239003 DEEDWARR
02/20/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250220-0012500

Prepared By & Return To: Tennessee Title Services, LLC 547 North Mount Juliet Road Ste. 100 Mt. Juliet, TN 37122 VOL-25-134	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2025 Notary Public Commission Expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caleb John Rowland and Anna Caroline Rowland 201 Stirton Road Nashville, TN 37210	~~Da~~Churchill Mortgage 1749 Mallory Ln, Ste 300 Brentwood, TN 37027	119-02-0-076.00

WARRANTY DEED

FOR AND IN 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,

TN Investment Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caleb John Rowland and Anna Caroline Rowland, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 No. 31 on the Plan of Cunningham Heights, of record in Plat Book 2331, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TN Investment Group LLC, a Tennessee limited liability company by Warranty Deed from HBH Cousins, LLC, a Tennessee limited liability company of record in Instrument No. 20241001-0075995, Register's Office for Davidson County, Tennessee, dated September 25, 2024 and recorded on October 01, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 201 Stirton Road, Nashville, TN 37210

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 so 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.

Dated this the 18th day of February, 2025.

TN Investment Group, LLC, a Tennessee Limited Liability Company

By:_____
Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson CW

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of TN Investment Group, LLC,
a limited liability company, and that he is authorized by TN Investment Group, LLC to execute this instrument on its behalf as such Member.

Witness my hand and seal, at office in Brentwood, TN, this 18th day of February, 2025.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 2/18/25 (date of document).

Affiant Signature

2/18/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 18th day of February, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY