Karen Johnson Davidson County
Batch# 1244043 DEEDWARR
03/06/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250306-0017040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1412-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cody Carroll and Christopher Wiebe	Shellpoint Mortgage Servicing	143-03-0-010.00
(NAME)	(NAME)	
6832 Highland Park Dr	P.O. Box 60535	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	City Of Industry, CA 91716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Seventy-Five Thousand And No/100 Dollars ($775,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT ANDREW GEORGE AND SUSAN BEAVIN GEORGE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY CARROLL AND CHRISTOPHER WIEBE, SPOUSES MARRIED TO EACH OTHER,** 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. 12 on the Plan of Section 1 West Meade Highland, of record in Plat Book 3700, Page(s) 69 and 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert Andrew George and Susan Beavin George, husband and wife by Warranty Deed from Jeremy Crady, married of record in Instrument No. 20201016-0120880 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 16, 2020.

This is:

unimproved ☐

improved ☒ property, known as 6832 Highland Park Dr, Nashville, TN 37205

(House No.) (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 our hands this 4th day of March, 2025.

Robert Andrew George

Susan Beavin George

State of Tennessee
County of Davidson

On this 4th day of March, 2025, before me personally appeared Robert Andrew George and Susan Beavin George, 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 (or person's) free act and deed.

Witness my hand, at office, this 4th day of March, 2025.

Notary Public

My Commission Expires: 7/7/27

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **March 4, 2025**.
Date

Affiant Signature

03/04/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **4th** day of **March**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026