WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249247 DEEDWARR
03/21/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20250321-0021488

C25-022

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS S**$379,900,00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS 13th **day of March, 2025**

Notary Public

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

MY COMMISSION EXPIRES: 11/15/2028

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Dylan Cox and Ashlyn Sturdy	New Owner	**04103A100.00-CO**
1289 Goodmorning Drive		
Nashville, TN 37207		
(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,WE, ***Kasey Maria Favier, a single woman and Kelly Favier, a married woman, as Joint Tenants with rights of survivorship,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Dylan Cox and Ashlyn Sturdy, both single persons, as Joint Tenants,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1289 Goodmorning Drive, Nashville, Nashville, TN 37207. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat, Section Two, Vantage Pointe (Formerly North Forty) "A Cluster Lot Subdivision" of record in Plat at Instrument No. 200604060040015, 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 Kasey Maria Favier, a single woman and Kelly Favier, a married woman as joint tenants with rights of survivorship by Warranty Deed from Opendoor Property Trust I dated 10/6/20 and filed for record on 10/8/20 of record in Inst. No. 202010080117261, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This instrument is executed on behalf of Kelly Kavier by her lawful Attorney-in-fact, Kasey Maria Kavier, pursuit to the authority vested in her by instrument filed for record on 21 day of March, 2025 and recorded in Instrument #202503210021487, Register's Office, Davidson County, Tennessee.

This is: Unimproved ( )
Improved (xx) Property, known as **1289 Goodmorning Drive, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 13 day of March, 2025.

Kasey Maria Favier
Kasey Maria Favier

Kelly Favier By: Kasey Maria Favier Attorney-in-Fact
Kelly Favier
By: Kasey Maria Favier,Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **,Kasey Maria Favier,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of March, 2025.

Commission Expires: 2/24/28

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13 day of March, 2025, before me personally appeared Kasey Maria Favier to me known to be the person who executed the foregoing instrument in behalf of Kelly Favier as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Kelly Favier.

Witness my hand and official seal at Nashville, Tennessee, this the 13 day of March, 2025.

My commission expires: 2/24/28

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Certificate of Authenticity

I, Joshua A. Terry, 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 3/13/25.

Affiant Signature – Joshua A. Terry

3/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27