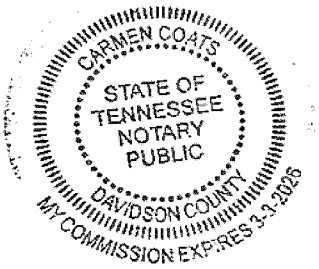
Karen Johnson Davidson County
Batch# 1249533 DEEDWARR
03/24/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250324-0021898

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Black and Julie Kaden	CROSSCOUNTRY MORTGAGE, LLC	
(NAME)	(NAME)	
144 Lanier Drive	2160 SUPERIOR AVENUE	043 14 0 200.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, WE, **COUSIN CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER BLACK AND JULIE KADEN, 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:

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K Crowe #1979" All bearing are based on NAD '83, Tennessee State Plane Beginning at an iron pin set on the West right of way of Lanier Drive, 25' from center, corner to Lot 12 of Map of Bernice L Dickerson's Subdivision, an unrecorded plat (Stephanie Lue & Timothy J Ho; Instrument No 20210630-0088780), Thence, along said West right of way of Lanier Drive S 10°28'44" E, a distance of 50.00" to an iron pin set, corner to Lot 14 of Map of Bernice L Dickerson's Subdivision, an unrecorded plat (Andrew Henderson, Inst. No 20140129-0008024), Thence, leaving said right of way of Lanier Drive and along the line of said Lot 14 S 79°24'48" W, a distance of 205.27' to an iron pin set in the West line of and area designated as Open Space from Plat Instrument No 20010420-0039323; Thence, along the line of said Open Space N 12°11'16" W, a distance of 50.02' to an iron pin set, corner to Lot 12 of Map of Bernice L Dickerson's Subdivision, an unrecorded plat (Stephanie Lue & Timothy J Ho, Instrument No 20210630-0088780); Thence, along the line of said Lot 12 N 79°24'48" E, a distance of 206.76' to the Point Of Beginning, containing 0.24 Acres, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979.

Being the same property conveyed to Cousin Capital Real Estate LLC, A Tennessee Limited Liability Company, by Warranty Deed from 144 Lanier, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20230915-0072503, in the Register's Office of Davidson County, Tennessee, dated September 13, 2023, and recorded on September 15, 2023.

Being the same property conveyed to 144 Lanier, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Stephanie Liu and Timothy J. Ho, of record in Instrument No. 20211207-0162362, Register's Office for Davidson County, Tennessee, dated November 12, 2021, and recorded on December 07, 2021.

Being the same property conveyed to Stephanie Liu and Timothy J. Ho, by Quitclaim Deed from Stephanie Liu and Timothy J. Ho, of record in Instrument No. 2021117-0153057, Register's Office for Davidson County, Tennessee, dated November 12, 2021, and recorded on November 17, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 144 Lanier Drive, Madison, TN 37115
(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 14th day of March, 20 25

COUSIN CAPITAL LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

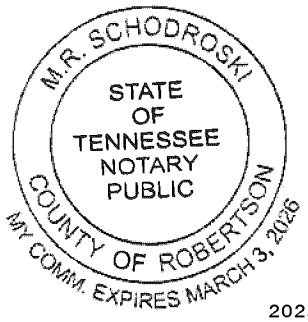
BY: _____
D. DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared, the undersigned Notary, D. Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Cousin Capital Real Estate LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 14th day of March, 20 25.

Commission expires:



M. R. Schodroski
Notary Public

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 March 14. 2025.

Affiant Signature

24th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

