Karen Johnson Davidson County
Batch# 1278631 DEEDWARR
05/29/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250529-0042054

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $650,000.00.

Affiant

Subscribed and sworn before me this the 27th day of May, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Denison	CMG Mortgage, Inc.	071-10-0K 001.00
1301 Katie Ave.	3160 Crow Canyon Rd Ste 400	
Nashville, TN 37207	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuab le consideration, the receipt of which is hereby acknowledged, **THIS IS US, LLC, SERIES 2, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ZACHARY DENISON, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Thirteen-One Katie Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20221201-0125775, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to This Is Us, LLC, Series 2, by deed dated 07/26/2022, from John Burls, a/k/a John W. Burls, of record in Instrument No. 20220729-0086623; and in Instrument No. 20221201-0125774, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1301 Katie Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DWB

Witness my hand this the 27th day of May, 2025.

This Is Us, LLC, Series 2

BY: _____
David Benoit, Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Benoit, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged David Benoit to be the Manager of the within named bargainor, a limited liability company, and that David Benoit, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said David Benoit as such Manager.

Witness my hand and official seal this 27th day of May, 2025.

My Commission Expires: 4/17/29

_____
Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/27/25.

Affiant Signature

5/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY