# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289251 DEEDWARR
06/24/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20250624-0049676

File #25-TC-0775-COMP

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2025.

April Sumruld
Notary Public
MY COMMISSION EXPIRES: 12-19-2028

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Rebecca Glosemeyer** | CrossCountry Mortgage, LLC | |
| (NAME) | (NAME) | |
| **775 Rhonda Lane** | 21160 Superior Avenue | **115-01-0-051** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | Cleveland, OH 44114 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**SHAWN CHRISTOPHER BOOTH, A SINGLE MAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**REBECCA GLOSEMEYER, A SINGLE WOMAN,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 241 on the Plan of ADDITION TO WEST MEADE HILLS & RESUBDIVISION OF LOT 80, WEST MEADE HILLS SECTION. 3 REVISED, as of record in Plat Book 3600, Page 18, and amended as Instrument No. 20030311-0032275, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Shawn Christopher Booth, a single man, by Warranty Deed from James England and Elissa England, husband and wife, of record in Instrument No. 20190904-0089290 in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 04, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO WEST MEADE HILLS & RESUBDIVISION OF LOT 80, WEST MEADE HILLS SECTION. 3 REVISED, as recorded in Plat Book 3600, Page(s) 18 as amended in Instrument No. 20030311-0032275.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3252, Page 84 and Book 3616, Page 584.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 775 Rhonda Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th day of June, 2025.

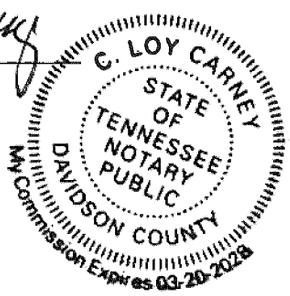
Shawn Christopher Booth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2025, before me personally appeared Shawn Christopher Booth, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2025.

Notary Signature
My commission expires:



**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 June 18. 2025.

Affiant Signature

24th day of June, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

