Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1164

Karen Johnson Davidson County
Batch # 1295738 DEEDWARR
07/10/2025 11:20:11 AM 2 pgs
Fees: $13.00 Taxes: $10,360.00
20250710-0054325

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-804

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Level Properties, LLC, a Delaware limited liability company,** hereinafter called the **Grantor** has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher James Uzomah, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Brook Meade, Section IX of record in Plat Book 2331, Page 34 and 35, as amended in Book 2901, Page 613, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Level Properties, LLC, a Delaware limited liability company by Warranty Deed from MFI Nashville, LLC, a California limited liability company of record in Instrument No. 20211124-0156262 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 24, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 804 Clematis Drive, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Christopher James Uzomah **804 Clematis Drive** **Nashville, TN 37205**	CROSSCOUNTRY MORTGAGE, LLC 2160 SUPERIOR AVENUE CLEVELAND, OH 44114	**102-15-0-043.00**

WITNESS THE EXECUTION HEREOF this 7th day of July, 2025.

Level Properties, LLC, a Delaware limited liability company

Kelly Z Gores

By: Kelly Gores, Manager

State of Michigan)
County of Ottawa **)**

On this 7th day of July, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Kelly Gores, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Manager of the maker, The Level Properties, LLC, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of Level Properties, LLC, as Manager.

Notary Public

My Commission Expires: 2-19-2028

KATIE STAROBA
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
ACTING IN THE COUNTY OF Ottawa
MY COMMISSION EXPIRES FEB. 19, 2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,800,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of July, 2025.

Notary Public

My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY