Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-3657

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August, 2025

Notary Public

Commission Expires: 4-03-29

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1311099 DEEDWARR
08/18/2025 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20250818-0065357

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hayleigh Cresswell-Balfour and Yesenia Flores 808 Tamarack South Nashville, TN 37115	Highlands Residential Mortgage 950 W. Bethany Dr., Suite 800 Allen, TX 75013	053 09 0 090.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Amanda E. Resch and Aaron M. Resch, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayleigh Cresswell-Balfour, unmarried and Yesenia Flores, unmarried, as tenants in common with rights of survivorship

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:

Land in Davidson County, Tennessee, being all of Lot 54-B on the Plan of Zone Lot Division Lots 51, 54, 55, 57, Phase II, Kimbolton, of record in Plat Book 6900, Page 891, lot division from Book 6900, Page 792-794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Joseph Wesley High, a single man, to Amanda E. Resch and Aaron M. Resch, wife and husband, recorded November 4, 2021, as Instrument No. 20211104-0147637 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 808 Tamarack South, Nashville, TN 37115

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 so 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.

Dated this the 6th day of August, 2025.

Amanda E. Resch

Aaron M. Resch

STATE OF MN
COUNTY OF Ramsey

On this 6th day of August, 2025, before me personally appeared Amanda E. Resch and Aaron M. Resch, 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 6th day of August, 2025.

Notary Signature
My commission expires: 1-31-30

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

True Copy Certification

I, Yvette Meldrum, 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 August 8, 2025.

Signature
August 8, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 8, 2025

Notary's Signature

My Commission Expires: 10-25-26

