Karen Johnson Davidson County
Batch# 1321822 DEEDWARR
09/15/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250915-0073413

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 $560,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of September, 2025.

Notary Public
My commission expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua William Daniel	Primary Residential Mortgage, Inc	181-10-0D 011.00
445 Highpoint Terrace	1980 N. 2200 WEST	
Brentwood, TN 37027	Salt Lake City, UT 84116	

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 valuable consideration, the receipt of which is hereby acknowledged, SIONE TAUFOOU AND ALEXIS TAUFOOU, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA WILLIAM DANIEL, 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 all of Lot No. 11, on the Plan of Jackson Valley Subdivision, Section Two, as shown by plat appearing of record in Instrument No. 20071012-0121332, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sione Taufoou and Alexis Taufoou, husband and wife, by deed dated 07/14/2021, from Gary A. Devericks and Shelley Williams Devericks, husband and wife, of record in Instrument No. 20210721-0097607, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 445 Highpoint Terrace, Brentwood, TN 37027.

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.

Witness my hand this the 3rd day of September, 2025.

Sione Taufoou

Alexis Taufoou

STATE OF California

COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sione Taufoou and Alexis Taufoou, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2025.

My commission expires:
Jan 16. 2029

Notary Public

BISHNU BHANDARI
Notary Public - California
Contra Costa County
Commission # 2507334
My Comm. Expires Jan 16, 2029

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 September 5, 2025.

Affiant Signature

15th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028