WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

File #25-TL-0926-C

(SEAL) CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
John Granich	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**082 03 0 489.00**
926 North 5th Street	**2160 Superior Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**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,

JESSICA MULLIKIN, AN UNMARRIED WOMAN,

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

JOHN GRANICH, A MARRIED MAN,

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 the South 47 feet of Lot No. 16 on the plan of SHARPE AND CRUTCHERS ADDITION TO EAST NASHVILLE, of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lot No. 16 fronts 47 feet on the west side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property being conveyed to Jessica Mullikin, an unmarried woman, by Warranty Deed from Rick A. Short, a married man, of record in Instrument No. 20191122-0120661, in the Register's Office of Davidson, Tennessee, dated November 18, 2019 and recorded on November 22, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND CRUTCHERS ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 82.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **926 North 5th Street, 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 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.

Karen Johnson Davidson County
Batch # 1342730 DEEDWARR
11/07/2025 10:04:31 AM 2 pgs
Fees: $13.00 Taxes: $2,042.40
20251107-0088820

Witness my/our hand(s) this the 6th day of November, 2025.

Jessica Mullikin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2025, before me personally appeared Jessica Mullikin, 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 November, 2025.

Notary Signature
My commission expires:

