Karen Johnson Davidson County
Batch# 1349888 DEEDWARR
11/21/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20251121-0093367

Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206** (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2025. Notary Public My commission expires:_____ PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carrie Hollister Ward	**Cross Country Mortgage LLC**	**105-14-0T-001.00CO**
2210 Grantland Avenue	**1795 International Way,** **Mail Stop 142-C**	
Nashville, TN 37204	**Idaho Falls, ID 83402**	

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, WE,

Jeffrey Fuller and Mori Fuller, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carrie Hollister Ward, a single woman,

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 Unit A on the Plan of Grantland Villas Townhome Association, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180215-0014939, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Jeffrey Fuller and Mori Fuller, husband and wife, by deed from Taylor Made Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190418-0035735, dated April 16, 2019, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 161, Page 87, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Instrument No. 20180215-0014939, Register's Office for Davidson County, Tennessee.
d. Subject to rights of others in and to common areas/elements.
e. Subject to lien for special assessment contained in DCCR's/Master Deed.
f. Subject to HOA dues- if any.
g. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2210 Grantland Avenue, Nashville, TN 37204.

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 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.

Witness my/our hand(s) this 19th day of November, 2025.

Jeffrey Fuller

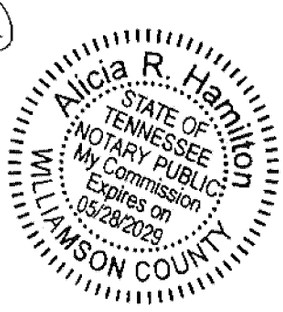
Mori Fuller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeffrey Fuller and Mori Fuller, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2025.

Notary Signature
My commission expires:



File #: 25-502

Certificate of Authenticity

I, Pam Autry, 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 **November 19, 2025**.

Date

Affiant Signature

November 19, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **November**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)