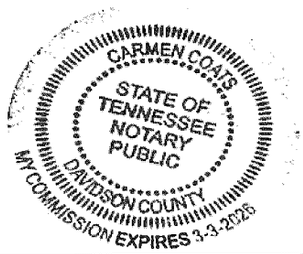
Karen Johnson Davidson County
Batch# 1351451 DEEDWARR
11/26/2025 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20251126-0094476

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2025.

Notary Public

My commission expires: 3/3/26

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Haley Devlin | CROSSCOUNTRY MTG LLC | 083-06-0-027.00 |
| 1500 Franklin Ave | 2160 SUPERIOR AVE | |
| Nashville, TN 37206 | CLEVELAND, OH 44114 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FLEISHER BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALEY DEVLIN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 24 on the Plan of Map Showing Subdivision of Lots Nos. 8, 9, 10 and part of Lot No. 7 in Block A, Lots 13 and 14 in Block B, and all of Block C in the Subdivision of Weakley Place of record in Plat Book 547, Page 12, 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 the same property conveyed to Catherine B Claborn, a single person by Warranty deed from Eskine P Ausbrooks and Celeste Marlene Ausbrooks Birdwell duly authorized and appointed Co-Administrators of the Daisy Viola Ausbrooks Seagraves Estate of record in Instrument No. 20020530-0065670 Register's Office for Davidson County, Tennessee, dated May 20, 2002 and recorded on May 30, 2002.

Being the same property conveyed to Nashville Metro Holdings LLC a Tennessee Limited Liability Company by Warranty Deed from Joseph L. Boykin, Jr., Executor for the Estate of Catherine Bernice Claborn, deceased of record in Instrument No. 20240718-0054165 Register's Office for Davidson County, Tennessee, dated July 17, 2024 and recorded on July 18, 2024.

Said Catherine Bernice Claborn aka Catherine B. Claborn having deceased on or about February 9, 2024. Probate of record in Case No. 24P-846, Circuit Court, Probate Division, for Davidson County, Tennessee appointed Joseph L. Boykin, Jr. as Executor of the Estate of Catherine Bernice Claborn.

Being the same property conveyed to Fleisher Building Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240718-0054215 Register's Office for Davidson County, Tennessee, dated July 17, 2024 and recorded on July 18, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1621 Sumner Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2025.

**Fleisher Building Group LLC, a Tennessee Limited Liability Company**

**By:**_____
**Daniel Fleisher, Sole Member**

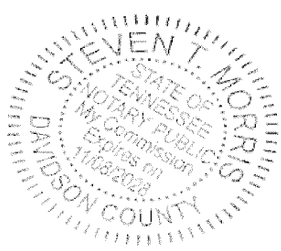
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Fleisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Fleisher Building Group LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of November, 2025.

_____
Notary Public

My Commission Expires: 11-8-28



**Tennessee Certification of Electronic Document**

I, Stevan 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 November 21.

Affiant Signature

25th day of November, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 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