Karen Johnson Davidson County
Batch# 1378969 DEEDWARR
02/11/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20260211-0010437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4TH day of February, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

2026-01-3703

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anna Grace Usery 214 Old Hickory Boulevard #134 Nashville, TN 37221	cuc ~~NEW OWNER~~ CROSSCOUNTRY MORTGAGE, LLC 2160 SUPERIOR AVE CLEVELAND, OH 44114	Map/Parcel 142-04-0A-134.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eileen Randman, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Grace Usery, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 134 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Eileen Randman, an unmarried woman by Warranty Deed from Walker Casey Reed, (being the same person also known as W. Casey Reed), married of record in Instrument No. 20220512-0054505 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 12, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 214 Old Hickory Boulevard, #134, Nashville, TN 37221.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 2nd day February, 2026.

Eileen Randman

STATE OF NC
COUNTY OF Mecklenburg

On this 2nd day of February, 2026, before me personally appeared Eileen Randman, 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 2nd day of February, 2026.

Notary Signature
My commission expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

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 Februarv 4. 2026

Affiant Signature

9th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of Februarv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

