Karen Johnson Davidson County
Batch# 1384893 DEEDWARR
02/24/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20260224-0014547

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is ~~$469,900.00~~

Affiant

Subscribed and sworn to before me, this 23 day of February, 2026

Notary Public
My commission expires: 7/10/27

KEVIN CRISWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Lainey Black	**CrossCountry Mortgage, LLC**	**07307006600**
2437 Fairbrook Dr	2160 Superior Ave	
Nashville, TN 37214	Cleveland, OH 44114	

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 ACKNOWLEDGE, WE,

LJS Properties, LLC, a Tennessee limited liability company

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

Lainey Black, an unmarried 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 Lot No. 365, Plan of Sunset View, Section Six, of record in Book 2900, Pages 54 & 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to LJS Properties, LLC, by Warranty Deed from Timothy W McVey and Carol H McVey, husband and wife, dated September 10, 2025, of record in Instrument No. 20250911-0072516, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2437 Fairbrook Dr, Nashville, TN 37214.

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 and assigns forever; and we do covenant with 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 in 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.

Leanna McKee Date: 2/23/26

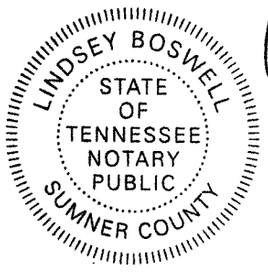
LJS Properties, LLC
BY: Leanna McKee, Chief Manager

STATE OF TN

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Leanna McKee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Chief Manager of LJS Properties, LLC and that she is authorized by LJS Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 23rd day of February, 2026.



Lindsey Boswell
NOTARY PUBLIC

My Commission Expires: 8/1/28

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 2/23/26 (date of document).

Affiant Signature

2/23/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

