Karen Johnson Davidson County
Batch# 1425560 DEEDWARR
05/27/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260527-0048138

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1187

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27 day of May, 2026

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caroline Currier 210 Raintree Drive Hermitage, TN 37076	Tomo Mortgage, LLC 2200 Atlantic Street 5th Floor Stamford, CT 06902	086-11-0A-074.00-CO

WARRANTY DEED

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, I/WE,

Alanna J. Taylor, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Currier, 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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit Number 6, Building No. 14 in Raintree Village (a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62 through 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made. Building 14 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and in Book 5172, page 72, Register's Office for Davidson County, Tennessee. Garage no. 14-6 is a limited element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Timothy J. Taylor and Ronda G. Taylor, husband and wife, and Alanna J. Taylor as tenants in common with right of survivorship by Warranty Deed from Jeremy Earnest, a single man of record in Instrument No. 20160802-0079586 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 02, 2016.

Being the same property conveyed to Alanna J. Taylor by Quit Claim Deed from Timothy J. Taylor and Ronda G. Taylor, husband and wife of record in Instrument No. 20241002-0076386 Register's Office for Davidson County, Tennessee, dated September 25, 2024 and recorded on October 02, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 Raintree Drive, Hermitage, TN 37076

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 so 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 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.

Dated this the 26th day of May, 2026.

Alanna J. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2026, before me personally appeared Alanna J. Taylor, 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 26th day of May, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2 · 2 · 2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/26.

Affiant Signature – Joshua A. Terry

5/27/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/27/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27