WARRANTY DEED

Karen Johnson
Batch # 1427503
06/03/2026 09:42:07 AM
Fees: $13.00 Taxes: $998.63

Davidson County
DEEDWARR
2 pgs

20260603-0049949

W-AR-26-3250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEE M. GOLDEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXPIRES FEB. 24, 2027
COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon James Hoskins and Laura Shannon Hayes	CROSSCOUNTRY MORTGAGE, LLC	
(NAME) **3250 Priest Woods Dr**	(NAME) 2460 Superior Ave	**108-16-0-018.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORDAN M. POWER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON JAMES HOSKINS AND LAURA SHANNON HAYES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 18A, on the Plan of Zone Lot Division of Lots 13, 15, 16, 17, 18, 19, Section I, Percy Priest Woods, of record in Plat Book 5200, Page 607, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jordan M. Power, a single woman by Warranty Deed from Staci Bell, as married woman and Anthony Bell, as married man of record in Instrument No. 20201231-0155218 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on December 31, 2020.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 472, amended in Plat Book 5200, Page 607, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, amended in Book 6020, page 270, Book 6097, page 11, Book 6132, page 221, Book 6353, page 307 and Book 6560, page 667, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Ingress/Egress of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3250 Priest Woods Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF MAY, 2026.

Jordan M. Power

Lauren Power

Lauren Power, spouse of Jordan M. Power, hereby joins in this conveyance and does transfer and convey any and all marital interest Lauren Power may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORDAN M. POWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN POWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212