Karen Johnson Davidson County
Batch# 1440855 DEEDWARR
07/01/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260701-0059405

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/29/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 4/21/2029

RASHANTO PERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 7771-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tyler Bach Anderson	**Mortgage Investors Group**	084-11-0-065.00
2232 Maplecrest Drive	10118 Parkside Drive, Suite 100	
Nashville, TN 37214	Knoxville, TN 37922	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sherry L. Allen, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Bach Anderson, unmarried

HEREINAFTER CALLED THE GRANTEE(S), 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. 277 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Maplecrest Drive at the corner of Lots Nos. 276 and 277; thence with the line between said lots, northerly 152 feet to corner of Lot No. 278; westerly 134.4 feet to the east margin of Mecca Drive; thence with the margin of same southerly 47.23 feet to a point and continuing with the margin of same, southerly 72.77 feet to the beginning of a curve; thence around said curve, southeasterly 31.42 feet to the north margin of Maplecrest Drive; thence with the margin of same, easterly 110 feet to the point of beginning.

Being the same property conveyed to Sammie W. Featherstone and wife, Emma Catherine Featherstone by Warranty Deed from Malcolm L. Barrett and wife, Rachel S. Barrett of record in Book 4393, Page 27, Register's Office for Davidson County, Tennessee, dated NA and recorded on January 22, 1970.

Being the same property conveyed to Sherry L, Allen by Quitclaim Deed from Sammie W. Featherstone and wife, Emma Catherine Featherstone of record in Book 8729, Page 825, Register's Office for Davidson County, Tennessee, dated September 04, 1992 and recorded on September 15, 1992. The above described property never having been the primary marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2232 Maplecrest Drive 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 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.

Witness my hand on June 29, 2026

Sherry L. Allen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sherry L. Allen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 29, 2026.

Notary Public

My Commission Expires: 2/26/29

File #: 7771-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 29, 2026.

J. Carlton Drumwright

June 29, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 29, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY