Karen Johnson Davidson County
Batch# 1462393 DEEDWARR
08/20/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20260820-0077674

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 5-10-2027

(AFFIX SEAL)

LINZY B LEHN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-10-2027

File No. RR-26-3344

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Upshaw	CrossCountry Mortgage, LLC	
1411B Otay Street	2160 Superior Avenue	072-11-0-J-002.00-CO
Nashville, TN 37216	Cleveland OH 44114	

FOR AND 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, **Beth V. Jiorle, unmarried**, HEREINAFTER CALLED THE GRANTOR, HA VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Upshaw**, **a single man** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for East Nashville Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140711-0061184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Beth V Jiorle, An unmarried woman by Warranty Deed from Harold Johnson of record in Instrument No. 20150303-0018160 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

This is property more commonly known as 1411B Otay Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 14 day of August, 2026.

Beth V. Jiorle

Beth V. Jiorle

STATE OF Florida
COUNTY OF Leon

On this 14 day of August, 2026, before me personally appeared Beth V. Jiorle, 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 14 day of August, 2026.

Notary Signature
My commission expires: 4-16-2028

NOTARY PUBLIC STATE OF FLORIDA
ANGELA JOHNSON
MY COMMISSION # HH 516474
EXPIRES: April 16, 2028

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 08/14/2026 (**date of document**).

Affiant Signature

08/18/2026

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature
My Commission Expires:

