Karen Johnson Davidson County
Batch# 1471906 DEEDWARR
09/11/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20260911-0084525

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/31/2026** Notary Public MY COMMISSION EXPIRES: 11/20/29 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2007

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6199

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Persico	**CrossCountry Mortgage LLC, ISAOA/ATIMA**	**108-12-0-185.00**
3333 Quail Run Ct Nashville, TN 37214	**2160 Superior Ave., Cleveland, OH 44114**	

FOR AND 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, WE, **Adam Harris and Melissa Harris, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Persico, a single man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section 3, Trailwood Subdivision of record in Plat Book 6900, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 80.00 feet on the Northeasterly margin of Quail Run Court and extends back between parallel lines 126.00 feet to a dead line.

Being the same property conveyed to Adam Harris, by Warranty Deed from Joshua M. Kelley and Heidi L. Kelley, husband and wife, dated November 24, 2015, of record in Instrument No. 20151201-0120824, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3333 Quail Run Ct, Nashville, TN 37214-4283**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 31st day of August 2026.

Adam Harris

Melissa Harris

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Adam Harris and Melissa Harris**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 31st day of August 2026

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 8-31-26 (date of document).

Alex Sharer
Affiant Signature

9-9-26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 9th day of September, 2026.

Tonya Thomas
Notary's Signature

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 11-20-29