Karen Johnson Davidson County
Batch # 1474434 DEEDWARR
09/16/2026 03:05:30 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30
20260916-0086376

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

File No. RR-26-2092

STATE OF TENNESSEE
COUNTY OF DAVIDSO
THE ACTUAL CONSIDER
GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 1-22-2029
(AFFIX SEAL)

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
Destiny Hanks and Courtney Boyd	CrossCountry Mortgage	
4816 Bowfield Drive	2160 Superior Avenue	149-13-0-040.00
Antioch, TN 37013	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, **Bennett Piispanen and Nicole Piispanen, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Destiny Hanks and Courtney Boyd, as joint tenants with right of survivorship,** 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 Lot No. 175 on the Plan of Debra Heights, Section Two of record in Plat Book 3700, Page 39, amended in Book 3977, Page 632, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bennett Piispanen and Nicole Piispanen, husband and wife by Warranty deed from Miguel A. Solis and Blanca R. Solis, husband and wife of record in Instrument No. 20190401-0029286 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 01, 2019.

This is property more commonly known as 4816 Bowfield Drive, Antioch, TN 37013.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-EXP-26-4016

Witness my/our hand this 11th day of September, 2026.

Bennett Piispanen

Nicole Piispanen

STATE OF COLORADO
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 11th day of September, 2026, by Bennett Piispanen and Nicole Piispanen.

Notary's Official Signature

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028