...iren Johnson Davidson County
Batch# 708916 DEEDWARR
09/01/2021 03:50:29 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210901-0118173

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215532

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$335,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of August, 2021.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2021, among:

CHOICE DREAM BUILDERS, LLC

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ETHAN B. ZAGURI, unmarried AND JACKIE AULT, married AND TIFFANY AULT, unmarried, as Tenants in Common with Right of Survivorship

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 2, Unit No. A, together with the appurtenant interest in the common elements of Spring Valley Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020620-0074691 as amended in Instrument No. 20021218-0156201 and further amended and modified in Instrument No. 20050415-0042354 and 20050607-0065030, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Site Plan of record as Exhibit "A-1" to the said Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020620-0074691, as amended in in Instrument Nos. 20021218-0156201 and 20050415-0042354 and 20050607-0065030, said Register's Office.

BEING the same property conveyed to Choice Dream Builders, LLC by Warranty Deed from Music City Holdings, LLC dated May 28, 2021 and filed of record in Instrument No. 20210609-0077558, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: U-PR-21-7117A

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Choice Dream Builders, LLC

BY: Millard Hodge Jr.

Millard Hodge, Jr. , Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Millard Hodge, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Choice Dream Builders, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 25th day of August, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: Ethan Zaguri and Tiffany Ault, and Jacqueline Ault
Address: 7717 Sawyer Brown Rd
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: new owner
Address: _____
City, State, Zip: _____

Tax ID: 128-07-0B-001.00 CO