Karen Johnson Davidson County
Batch# 777308 DEEDWARR
12/21/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20211221-0168443

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-1615-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of October 2021

NOTARY PUBLIC

My commission expires: 9/23/25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt and Julie Pramstaller 7527 Maggie Drive Antioch TN 37013	Same address as new owner	182020B15200CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($419,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAVEN BUILDERS LLC**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW M. PRAMSTALLER AND JULIE K. PRAMSTALLER**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 152, Phase 9, Evergreen Hills, of record in Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to HDP1, LLC, a Tennessee Limited Liability Company from Evergreen Hills, G.P., a Tennessee General Partnership, by Special Warranty Deed dated 04/04/2019 and recorded 04/05/2019 in Instrument No. 20190405-0031241, Register's Office of said County.

Being the same property conveyed to Haven Builders LLC, LLC, a Tennessee Limited Liability Company from HDP1 LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated recorded in Instrument No. 202112210168442, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of ~~September~~ October, 2021

GRANTOR(S)

Haven Builders LLC, a Tennessee Limited Liability Company

By: _____
Josh Schulz, President

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Josh Schulz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is President of Haven Builders LLC, the within named bargainor, and that as such President he executed the within instrument for the purposes therein contained by signing as President of Haven Builders LLC.

WITNESS my hand and seal, this the 13th day of Oct, 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/1/21 (date of document).

Frank Roberts

10/1/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

