Karen Johnson Davidson County
Batch# 779133 DEEDWARR
12/23/2021 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,139.60
20211223-0169632

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-21-8290

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Williamson
RD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of December, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Akins and Amy Akins 496 Killarney Park Goodlettsville, TN 37072	Guaranteed Rate, Inc. 3940 North Ravenswood Avenue Chicago, IL 60613	02508-0A-172.00-CO

WARRANTY DEED

FOR AND IN 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,

Brandon J. Webb and Cynthia M. Webb, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Akins and Amy Akins, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 172 on the Final Plat, Parkview Preserve, Phase 1B, of record in Instrument No. 20190702-0064469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description .

Being a portion of the same property conveyed to Evelyn Banner Sutton by Warranty Deed from Nancy Prowse Bowman and David Charles Bowman and Paul Jeremy Bowman and John Daniel Bowman and Frances Bowman Alexander (A/K/A Fanny Bowman Alexander) and Seth Nathaniel Bowman and Laura Ellison Johnson and June Peay Gregory-Spain and Charles Richard Lain and Charles Richard Lain, Trustee of the Lain Charitable Remainder Unitrust and Jessee Donaldson Peay III and James Andrew Peay and

Jewell Parker-Peay and Tamberly Ann McVay and Kimberly Denise Hayes and Hope Lynn Hitt of record in Instrument No. 20130118-0006196 Register's Office for Davidson County, Tennessee, dated January 11, 2013 and recorded on January 18, 2013.

Being a portion of the same property conveyed to Parkview Preserve Holding LP, a Delaware limited partnership by Quitclaim Deed from Evelyn Banner Sutton of record in Instrument No. 20180125-0007943 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 25, 2018.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Parkview Preserve Holding LP, a Delaware limited partnership of record in Instrument No. 20200827-0097139 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 27, 2020.

Being the same property conveyed to Brandon J. Webb and Cynthia M. Webb, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20201218-0150201 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on December 18, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 496 Killarney Park, Goodlettsville, TN 37072

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 so 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.

Dated this the 17th day of December, 2021.

Brandon J. Webb by Anna Hall attorney in fact

Brandon J. Webb by Anna Hall, his Attorney-In-Fact

Cynthia M. Webb by Anna Hall, attorney in fact

Cynthia M. Webb by Anna Hall, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Anna Hall,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Brandon J. Webb and Cynthia M. Webb** and acknowledged that they executed the same as the free act and deed of the said **Brandon J. Webb and Cynthia M. Webb,** pursuant to the Specific Power of Attorney(s) recorded in Instrument No. 202112230169630 202112230169631, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of December, 2021.

Notary Public
My Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/17/21.

Affiant Signature

12/20/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/20/21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON