THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13239-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 760,814.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 2022. Notary Public MY COMMISSION EXPIRES: 3.17.2024 (AFFIX SEAL)

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-17-2024

Karen Johnson Davidson County
Batch# 829344 DEEDWARR
03/28/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,815.01
20220328-0035174

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford R. Nix and Abigail P. Nix	SAME AS OWNER	
2808 Paden Drive B		083-15-0M-002.00-CO
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **New Day Homes LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradford R. Nix and Abigail P. Nix**

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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2808 Paden Drive, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210208-0017781 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to New Day Homes LLC, a Tennessee limited liability company by Warranty deed from Thomas J. Kinsland, a married man of record in Instrument No. 20201014-0119185 Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 14, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2808 Paden Drive B, Nashville, TN 37206**

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.

Witness my hand this the 18 day of March, 2022.

New Day Homes LLC, a Tennessee limited liability company

BY: _____
Jonathan Tarajano, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, personally appeared Jonathan Tarajano, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **New Day Homes, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 18 day of March, 2022.

My Commission expires: Jan 8, 2024

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Kathryn Winn, 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 March 18, 2022.

Signature
Date: March 18, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 18th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Kathryn Winn, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD