RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-5465-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 883536 DEEDWARR
07/05/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220705-0076951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May 2022

NOTARY PUBLIC

My commission expires: 9/23/25

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Claudia Estrada 8673 Lawson Drive Antioch TN 37013	Same address as new owner	182020B13500CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TEN THOUSAND AND 00/100 Dollars ($410,000.00) 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, **CLAUDIA ESTRADA,** 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. 135, 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. ____202207050076950____, 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 2022 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 27 day of May, 2022

GRANTOR(S)

Haven Builders LLC, a Tennessee Limited Liability Company

By: _____
Jeff Yocca, Authorized Representative

STATE OF TENNESSEE TN
COUNTY OF Wilson

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

WITNESS my hand and seal, this the 27 day of May, 2022.

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

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 5/27/22 (date of document).

Frank Roberts

6/1/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1st day of June, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024