Karen Johnson Davidson County
Batch# 925011 DEEDWARR
10/04/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20221004-0109361

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 299,900.00.

Affiant

Subscribed and Sworn before me this 30th day of September, 2022.

Notary Public
My commission expires: 9-2-24

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Prudence Younger 285 Riverside Dr., #3B New York, NY 10025	New Owner	129-15-0A-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Howell Home Builders LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Prudence M. Younger and Stephen P. Younger, wife and husband**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain Real Estate in Davidson County, Tennessee, as follows:

Unit No. 51, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said master Deed. Reference is hereby made to the Plat, of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Wesley John Moore and wife, Amelia Susan Moore by Warranty deed from United Residuals, Limited, a Tennessee Limited Partnership of record in Book 7617, page 813, Register's Office for Davidson County, Tennessee, dated July 20, 1988 and recorded on August 03, 1988.

Being the same property conveyed to Amelia Susan Mesiarik, unmarried by Warranty deed from Wesley John Moore and Amelia Susan Moore of record in Instrument No. 20141125-0108485 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 25, 2014.

Being the same property conveyed to Howell Home Builders, LLC, a Limited Liability Company, by Warranty Deed from Amelia Susan Mesiarik, unmarried of record in Instrument Number 20220518-0057429 Register's Office for Davidson County, Tennessee, dated May 10, 2022, recorded May 18, 2022.

Amelia Susan Moore and Amelia Susan Mesiarik are one and the same person.

This is [✓] improved [ ] unimproved property known as 21 Vaughn's Gap Road #51, Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 30th day of September , 2022.

Howell Home Builders LLC, a Tennessee Limited Liability Company

By: _____
A. Steven Howell, Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, A. Steven Howell of the state and county mentioned, personally appeared A. Steven Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Howell Home Builders, the within named bargainor, a Limited Liability Company, and that such A. Steven Howell as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Rutherford , this 30th day of September, 2022.

_____
Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/04/2022 ____ (date of document).

Affiant Signature

10/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025