Karen Johnson Davidson County
Batch# 946458 DEEDWARR
12/01/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20221201-0125806

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00.

Affiant

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

Notary Public
My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Blanca L. Romero Lopez 322 Jacksonian Drive, Nashville, TN 37076	New Owner	075-13-0-130

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 **Blanca L. Romero Lopez, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson county, Tennessee, being Lot No. 5 of the Plan of Hermitage Hills, section one, of record in Book 2900, Page 48, Register's Office for said County.
Said Lot No. 5 fronts 80 feet on the Southwesterly Margin of Jacksonian Drive and extends back 192.40 feet on the Northwesterly line and 198.80 feet on the Southeasterly line to a dead line in the rear measuring 80.25 feet thereon.

Being the same property conveyed to Sarah Teresa Vaughn, a single person, by Warranty Deed from Kenneth E. Rives and wife, Mary E. Rives dated May 22, 2009 and recorded June 01, 2009 of record in Instrument No. 20090601-0050256, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Howell Home Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sarah Teresa Vaughn, a single woman, dated September 23, 2022, Recorded September 26, 2022, Instrument No. 20220926-0106039 in the Register's Office of Davidson County, Tennessee.

This is [√] improved [ ] unimproved property known as 322 Jacksonian Drive, Nashville, TN 37076 .

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 November , 2022.

Howell Home Builders, LLC, a Tennessee Limited Liability Company

By: Alfred Steven Howell

Alfred Steven Howell, Director

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Merissa L Leaver of the state and county mentioned, personally appeared Alfred 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 Director of Howell Home Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Alfred Steven Howell as such Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Director.

Witness my hand and seal, at office, this 30th day of November, 2022.

Merissa L Leaver

Notary Signature

My commission expires: 11/22/2025



Tennessee Certification of Electronic Document

I, Jami K. Overwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 11-30-22 (date of document).

Jami K. Overwater
Signature

November 30 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th **day of** November, **2022**

Melody Lynn Carr
Notary Public
My Commission Expires:
Seal

