THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13786-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 749,700.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2023. Notary Public MY COMMISSION EXPIRES: 11/19/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 976638 DEEDWARR
03/03/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,773.89
20230303-0015339

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 11/19/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beau T. Noonan and Caroline Gilbert	First Federal Bank	
1128 N 7th Street	2034 Wilma Rudolph Blvd	071-16-0-477.00
Nashville, TN 37207	Clarksville, TN 37040	
(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 **Beau T. Noonan and Caroline Gilbert, tenants in common with rights of survirorship**

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 Nashville, Davidson County, Tennessee, being Lot No. 202 on the Map of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 202 fronts 31 feet on the West side of North 7th Street and runs back between a parallel line along the South margin of Lot No. 201, 165 feet to an alley.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Keturah A. Thompson a/k/a Keturah A. Caruthers and Charles T. Caruthers and Millicent C. Caruthers and Lawrence E. Caruthers and Lydia J. Caruthers of record in Instrument No. 20211122-0154512, Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 22, 2021.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from New Day Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20220211-0016070 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 11, 2022.

Scrivener's Affidavit of record in Instrument No. 20220302-0023653, Register's Office of Davidson County, Tennessee.

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 **1128 N 7th Street, Nashville, TN 37207**

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 our hands this the 27th day of February, 2023.

New Day Homes, LLC, a Tennessee limited liability company

BY: _____

Jonathan Tarajano, Project Manager and Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Project Manager and Authorized Agent of New Day Homes, LLC, the within named bargainor, and that he as such Project Manager and Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of New Day Homes, LLC, by himself as Project Manager and Authorized Agent.

Witness my hand and seal, at office in Brentwood, Tennessee, this 27th day of February, 2023.

_____
NOTARY PUBLIC
My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 2/27/2023.

Affiant Signature

3/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/3/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON