RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12967-2023

Karen Johnson Davidson County
Batch# 976982 DEEDWARR
03/03/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230303-0015531

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

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 3 day of March, 2023

NOTARY PUBLIC

My commission expires: 7/6/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirstyn Nimmo 4017 CEDAR CIRCLE NASHVILLE, TN 37218	Same address as new owner	058-16-0-015

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, **BETTER HOME 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, **KIRSTYN NIMMO, A SINGLE WOMAN**, 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. 7, Block D, on the Plan of Revised Map of Fairview Subdivision of record in Book 1130, page 54, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Better Home Builders, LLC, a Tennessee limited liability company, from Jonathan D. Williams and Rachel L. Williams, husband and wife, by Warranty Deed dated April 21, 2022 and recorded April 29, 2022 in Instrument #20220429-0049621, said Register's Office.

Being the same property conveyed to Jonathan D. Williams and Rachel L. Williams, husband and wife, from Jonathan Williams, married, by Quitclaim Deed dated May 4, 2018 and recorded May 9, 2018 in Instrument #20180509-0044257, said Register's Office.

Being the same property conveyed to Jonathan Williams, married, from Peggy D. Mathes, Administrator of the Estate of Elizabeth Eslick, by Special Warranty Deed dated October 27, 2017 in Instrument #20171030-0110970, said Register's Office.

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.

This is ___unimproved X___ improved property, known as: 4017 Cedar Circle, Nashville, TN 37218

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 current year property taxes, which taxes are being prorated between the parties.

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 1st day of March, 2023

GRANTOR(S)

Better Home Builders, LLC, a Tennessee Limited Liability Company

By: _____
Jaimy Aquino, Member

By: _____
Arnaudys Rosello, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jaimy Aquino and Arnaudys Rosello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Membesr of Better Home Builders, LLC, and that they executed the within instrument for the purposes therein contained as said Members, on behalf of Better Home Builders, LLC.

WITNESS my hand and seal, this the 1 day of March, 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 1, 2023**.

Date

Affiant Signature

March 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner