Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 989108 DEEDWARR
04/06/2023 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $6,382.50
20230406-0025087

39-B
File #23-1053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary Veenstra and Jaclyn Veenstra, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Delahoussaye and Emily Delahoussaye, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 708 and the easterly 2 feet of the southerly 26 feet of Lot 710, Block 33, Plan of the Charlotte Park Company's First Addition to Nashville as recorded in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc. dated November 19, 1987, as follows:

Said property fronts 500 feet on the southerly side Dakota Avenue and extends back 150 feet on the easterly lot line, to the northerly boundary of an alley; thence along said alley in a westerly direction, 52 feet to a point; thence in a northerly direction 26 feet to a point; thence in an easterly direction 2 feet to a point in the easterly boundary of Lot 710; thence following said boundary in a northerly direction 124 feet to the northwest corner of the subject property, the point beginning.

Being the same property conveyed to Zachary Veenstra and Jaclyn Veenstra, husband and wife by deed from Build Nashville DB2 LLC, a Tennessee Limited Liability Company, dated February 14, 2022, of record in Instrument No. 20220217-0018706, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4807 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Stephen Delahoussaye 4807 Dakota Avenue Nashville, TN 37209	New Owner	091-15-0-305.00

WITNESS THE EXECUTION HEREOF this 3rd day of April, 2023.

Zachary Veenstra

Jaclyn Veenstra

State of California)
County of _____)

On this 3rd day of April, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Zachary Veenstra and Jaclyn Veenstra, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SLL attached

Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,725,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of April, 2023.

Notary Public

My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara)

On 4/3/23 before me, NICHOLAS MARIN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Zachary Veenstra and Jaclyn Veenstra,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICHOLAS MARIN
COMM. # 2437574
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 8, 2027

Signature _____ **(Seal)**

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 4/3/2023.

Affiant Signature

April 5, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 5, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON