RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-1414862023

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023598 DEEDWARR
07/07/2023 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.13
20230707-0051971

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00.

Kimberly Beard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of 30, 2023

NOTARY PUBLIC

My commission expires: December 6, 2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd. Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Chandler Cochran Brooke Cochran 7548 Maggie Dr Antioch, TN 37013	Same address as new owner	182 02 0B 129.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED DOLLARS 00/100 Dollars ($464,900.00) 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, **HAVEN BUILDERS, LLC, A TENNESSEE LIMITEDLIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CLAY CHANDLER COCHRAN, AND BROOKE COCHRAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**, 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. 129 on the Plan of Phase 10, Evergreen Hills, of record in Instrument #20220907-0100356, 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 Haven Builders, LLC, a Tennessee limited liability company from HDPI, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 26, 2023 and of record in Instrument no. _____202307070051970_____, in the Office of the Davidson County Register of Deeds.

Being a portion of the same property conveyed to HDP1, LLC, a Tennessee Limited Liability Company from Evergreen Hills, G.P., a Tennessee General Partnership, by Special Warranty Deed dated 04/04/2019 and recorded 04/05/2019 in Instrument No. 20190405-0031241, Register's Office of said County.

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: 7548 Maggie Dr. Antioch, TN 37013

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 30th day of June , 2023

GRANTOR(S)

Haven Builders, LLC, a Tennessee Limited Liability Company

By: _____
Josh Schulz, President

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public, of the state and county mentioned, personally appeared Josh Schulz,, 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 President of Haven Builders LLC, the within named bargainor, a Limited Liability Company, and that Josh Schulz as such President, executed the foregoing instrument for the purpose therein contained, on behalf of haven Builders, LLC.

WITNESS my hand and seal, this the 30 day of June 2023.

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Instructions for Filer

To complete Form 1099-S, use:

- The current General Instructions for Certain Information Returns, and
- The current Instructions for Form 1099-S.

To order these instructions and additional forms, go to *www.irs.gov/EmployerForms*.

Caution: Because paper forms are scanned during processing, you cannot file certain Forms 1096, 1097, 1098, 1099, 3921, or 5498 that you print from the IRS website.

Filing and furnishing. For filing and furnishing Instructions, including due dates, and requesting filing or furnishing extensions, see the current General Instructions for Certain Information Returns.

Foreign transferors. Sales or exchanges involving foreign transferors are reportable on Form 1099-S. For information on the transferee's responsibility to withhold income tax when a U.S. real property interest is acquired from a foreign person, see Pub. 515.

Need help? If you have questions about reporting on Form 1099-S, call the information reporting customer service site toll free at 866-455-7438 or 304-263-8700 (not toll free). Persons with a hearing or speech disability with access to TTY/TDD equipment can call 304-579-4827 (not toll free).

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 6/30/23 (date of document).

Marty Berry

7/7/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 22, 2026