Karen Johnson Davidson County
Batch# 1028049 DEEDWARR
07/19/2023 11 22 47 AM 2 pgs
Fees $13 00 Taxes $1,202 50
20230719-0055533

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2642

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERAT. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of July, 2023

Notary Public

Commission Expires. October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hailey Reed and Hunter Reed 318 Maple St Madison, TN 37115	NEW OWNER	043-13-0-194.00

WARRANTY DEED

FOR AND IN 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, I/WE,

NAS Renovations LLC, a Texas Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hunter M. Reed and Hailey D. Reed, husband and wife,

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 Davidson County, Tennessee, being Lot No. 5 of Block G on the Plan of Forest Park Subdivision of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Jessica Richards, unmarried by Warranty deed from Betty K Stone, Administratrix/Administrator of the Estate of Thomas Warren Stone of record in Instrument No. 20160826-0089729 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 26, 2016. Jessica Richards is nka Jessica Buford and this property never served as a marital residence

Being the same property conveyed to NAS Renovations LLC, a Texas Limited Liability Company by Warranty deed from Jessica Buford, a married woman of record in Instrument No. 20221121-0122981 Register's Office for Davidson County, Tennessee, dated November 15, 2022 and recorded on November 21, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 318 Maple St, Madison, TN 37115

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 so 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.

Dated this the 17th day of July, 2023.

~~NAS Renovations LLC, a Texas~~ Limited Liability Company

By: _____ mg member
Rohe N ~~Eshbaugh~~, II, Managing member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson (MB)

Before me, Marisa Bergeron of the state and county mentioned, personally appeared Rohe N. Eshbaugh, II, Managing member of NAS Renovations LLC, 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 Managing member of NAS Renovations LLC, the within named bargainor, a Limited Liability Company, and that such Rohe N Eshbaugh, II, Managing member of NAS Renovations LLC as such Managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing member

Witness my hand and seal, at office in Mt. Juliet, this 17th day of July, 2023.

_____
Notary Signature

Printed Name: Marisa Bergeron

My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY