Karen Johnson Davidson County
Batch# 1032939 DEEDWARR
08/01/2023 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20230801-0059241

FD

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2614

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~Williamson~~ Travis

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Debra L. Haus
Affiant

FADIMA DOUNO
Notary ID #132559550
My Commission Expires
July 8, 2024

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of July, 2023

Notary Public

Commission Expires: July 8, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Homoelle and Hannah Homoelle 2729 Fleet Drive Hermitage, TN 37076	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	086-14-0B-085.00-CO

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,

Debra L. Haus, an unmarried woman

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

Nicholas Homoelle and Hannah Homoelle, 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. 35 on the Plan of Final Plat of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page 738, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 35 fronts 50.00 feet on the Westerly side of Fleet Drive and runs back 115.82 feet on the Northerly lot line and 110.69 feet on the Southerly lot line to a line in the rear which measures 56.20 feet thereon.

Being the same property conveyed to Debra L. Haus, unmarried by Warranty deed from Ronald N. Goodman and wife, Rebecca S. Goodman of record in Instrument No. 20000301-0020209 Register's Office for Davidson County, Tennessee, dated February 29, 2000 and recorded on March 01, 2000.

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: 2729 Fleet Drive, Hermitage, TN 37076

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 26th day of July, 2023.

Debra L. Haus

STATE OF Texas
COUNTY OF Travis County

On this 26th day of July, 2023, before me personally appeared Debra L. Haus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of July, 2023.

Notary Signature
My commission expires: July 8, 2024

NOTARY PUBLIC STATE OF TEXAS
FADIMA DOUNO
Notary ID #132559550
My Commission Expires
July 8, 2024

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 7/26/23.

Affiant Signature – Joshua A. Terry

7/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/28/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON