Karen Johnson Davidson County
Batch# 1038174 DEEDWARR
08/14/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230814-0063225

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $350,000.00

Affiant

Subscribed and sworn before me this the 14th day of August, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Aaron Lee Ezell 3617 Huntingboro Trail Antioch, TN 37013	New Owner	150-08-0 130.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAVANA, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AARON LEE EZELL AND ALYSSA SANDERS EZELL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 452 on the Plan of Somerset, Phase One, of record in Plat Book 6900, page 426 & 427, revised in Book, 6900, pages 690 & 691, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Havana, LLC, a Tennessee Limited Liability Company, by deed dated 04/22/2021, from Amanda Greene, an unmarried woman, of record in Instrument No. 20210507-0061594, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3617 Huntingboro Trail, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 11th day of August, 2023.

Havana LLC

By: Tara DeSelms Stephens
Its: Member

Havana LLC

By: James Lee Youngblood
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tara DeSelms Stephens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon thier oath acknowledged themself to be the member of the within named bargainor, a LLC, and that they, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Tara DeSelms Stephens as such member.

Witness my hand and official seal this 11th day of August, 2023.

My commission expires: 9-7-26

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Lee Youngblood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon thier oath acknowledged themself to be the member of the within named bargainor, a LLC, and that they, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said James Lee Youngblood as such member.

Witness my hand and official seal this 11th day of August, 2023.

My commission expires: 9-7-26

Notary Public

202308140063225

Certificate of Authenticity

I, Jennifer Russell, 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 8/11/2023
Date

Jennifer Russell
Affiant Signature

8/11/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of August, 2023.

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

