Karen Johnson Davidson County
Batch# 1040402 DEEDWARR
08/21/2023 08 56 01 AM 2 pgs
Fees $13 00 Taxes $259 00
20230821-0064856

Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court, Suite 300
Franklin TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is this transfer is $70 000 00

Affiant

Subscribed and sworn to before me this 18 day of August 2023

Notary Public
My commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
NOVAHOMEBUYERS, LLC 659 Olive Branch Rd Smyrna, TN 37167	New Owner	149-05-0-119 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sabrina Nelson (formerly known as Sabrina A. Hayes), a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **NOVAHOMEBUYERS, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 137 on the Plan of Terragon Trails, Section Two, of record in Book 5050, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Sabrina A Hayes and James E Hayes, wife and husband, by Warranty Deed from Steve Sylvester, a married person, dated June 22, 2004 of record as Instrument No 20040628-0076269, Register's Office for Davidson County, Tennessee, Further, being the same property conveyed to Sabrina Hayes by Quitclaim Deed from James Hayes, a married person, dated January 25, 2019 of record as Instrument No 20190131-0009175, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

Robert Christophe Nelson joins in this conveyance to convey any and all interest she may have in the subject property

This property is improved property known as 4724 Volunteer Drive, 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 Grantee(s), their heirs and assigns, forever Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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

WITNESS my hand this the 18th day of August, 2023

Sabrina Nelson

Robert Christophe Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sabrina Nelson and Robert Christophe Nelson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of August, 2023

Notary Public

My Commission expires 6.17.2024

FILE NO 2023087763

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY