RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QWB-13640-2023

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040808 DEEDWARR
08/21/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,711.62
20230821-0065062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2023.

NOTARY PUBLIC

My commission expires: November 6, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Nelson Schneider and Caroline Paige Schneider Nashville, TN 37013	Same address as new owner	182-02-0B-140-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY TWO THOUSAND SIX HUNDRED AND 00/100 Dollars ($462,600.00) 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**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES NELSON SCHNEIDER AND CAROLINE PAIGE SCHNEIDER, HUSBAND AND WIFE**, 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. 140 on the Plan of Phase 9, Evergreen Hills of record in Plat at Instrument No. 20210129-0013396, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to HDP1, LLC, a Tennessee limited Liability Company, by Special Warranty Deed from Evergreen Hills, G.P., a Tennessee General Partnership of record in Instrument No. 20190405-0031241, Register's Office for Davidson County, Tennessee, dated April 4, 2019, recorded April 5, 2019, Register's Office for Davidson County, Tennessee.

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 improved property, known as: 8653 Lawson Drive, 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 14th day of April, 2023

GRANTOR(S)

HAVEN BUILDERS, LLC

BY: Josh Schulz
ITS: 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 Josh Schulz of Haven Builders LLC, the within named bargainor, a Limited Liability Company, and that such Haven Builders LLC as such Josh Schulz, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Josh Schulz

WITNESS my hand and seal, this the 14th day of April, 2023.

Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: November 6, 2024



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 4/14/2023 (date of document).

Marty Berry

8/21/2023

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21 day of August, 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