Conveyance tax paid previously in Book 9306, page 379, Registers Office for Williamson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-16051-BW	COUNTY OF Maury THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 609,900.00. Grain Sapter Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2023 Carolyn Curdo Notary Public MY COMMISSION EXPIRES: 11/5/2024 (AFFIX SEAL)

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Howard Huckeba	New Owner	
8018 Warbler Way		181-11-0D-002.00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Amanda Nava and Kollin Nava, Wife and Husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Howard Huckeba, a Single Man**

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. 2 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to NVR, INC, a Virginia Corporation T/A Ryan Homes by Special Warranty deed from Green Trails LLC of record in Instrument No. 20220413-0042773 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 13, 2022.

Being the same property conveyed to Amanda Nava and Kollin Nava, wife and husband by Special Warranty deed from NVR, INC, a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220906-0099656 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 06, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **8018 Warbler Way, Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 1042998 DEEDWARR
08/25/2023 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066778

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 do 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.

Witness our hands this the 27th day of July, 2023.

Amanda Nava
Amanda Nava

Kollin Nava
Kollin Nava

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 **Amanda Nava**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of July, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Kollin Nava**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of July, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Erin Septer, do hereby make oath that I am a licensed attorney and/or 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 July 27, 2023

Erin Septer

Affiant

Date: July 27, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of July 2023

Notary Public

My Commission Expires: 11/6/2024

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BK/PG: 9306/379-381
23022204

3 PGS : DEED	
ASHLEY DEAN 945506 - 23022204	
08/02/2023 - 01:17:33 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	2256.63
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2274.63

STATE of TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS