This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1078270 DEEDWARR
12/05/2023 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231205-0093741

ADDRESS NEW OWNER:
Madysen Alyese Luzzo & Jacob Huffaker
1201 Danbury Court
Nashville, TN 37214-3991

SEND TAX BILL TO:
Lending Hand Mortgage, LLC
510 Lentz Drive
Madison, TN 37115

MAP/PARCEL 108-04-0A-087.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hannah Greer and Brandon Greer, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Madysen Alyese Luzzo, an unmarried woman, and Jacob Huffaker, an unmarried man, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located 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, Villages of Larchwood Phase II, Section III of record in Plat Book 9700, Page 861, 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 the same property conveyed to Hannah Greer and Brandon Greer, wife and husband by Warranty Deed from Rachael W. Borns and Christopher A. Borns, wife and husband of record in Instrument No. 20181008-0099687 Register's Office for Davidson County, Tennessee, dated October 5, 2018, and recorded on October 8, 2018.

This is improved property known as: **1201 Danbury Court, Nashville, Tennessee 37214-3991.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 1st day of December 2023.

WITNESS MY HAND on this the 1st day of December 2023.

Hannah Greer

Brandon Greer

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Hannah Greer and Brandon Greer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of December 2023.

NOTARY PUBLIC

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of December 2023.

NOTARY PUBLIC

My Commission Expires: 3-2-25

File No: 230444

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

December 1, 2023

Affiant Signature

Date: 12-5-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5 day of December, 20 23

Notary Signature

My Commission Expires:

