Karen Johnson Davidson County
Batch# 1089154 DEEDWARR
01/05/2024 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20240105-0001262

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 Wilson

Actual consideration or value, whichever is greater is ~~$292,500.00~~.

Affiant

LISA VIRDEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Subscribed and sworn before me this the 4th day of January, 2024.

Notary Public
My commission expires: 3/12/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tim & Hayli Morrison 1320 Havenbrook Dr. Nashville, TN 37207	Address of New Owner	050-02-0B 239.00

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, ABG LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAYLI MORRISON AND TIM MORRISON, WIFE AND HUSBAND, 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 Unit No. 239 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment of record in Instrument No. 20180105-0001817, Second Supplement and Amendment of record in Instrument No. 20190708-0066428, Third Supplement and Amendment of record in Instrument No. 20191112-0116482, further amended by Amendment of record in Instrument No. 20200804-0085685, and Fourth Supplement of record in Instrument No. 20210303-0027665, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ABG LLC, by deed dated 11/03/2021, from Jade Floyd, unmarried, of record in Instrument No. 20211109-0149808, as corrected in Instrument No. 20220228-0022233 (recorded to correct unit number), Register's Office for said County.

Also being the same property conveyed to Jade Floyd, unmarried, by deed dated 03/10/2020, from David Garcia, unmarried, of record in Instrument No. 20200323-0031145, Register's Office for said County.

Also being the same property conveyed to Jade Floyd, unmarried, and David Garcia, unmarried, by deed dated 11/30/2018, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20181203-0117581, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1320 Havenbrook Dr., Nashville, TN 37207.

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 3rd day of January, 2024.

ABG LLC, an Oregon Limited Liability Company

BY: Eric Berner
Eric Berner, Authorized Person

STATE OF Washington

COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Eric Berner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED PERSON of the within named bargainor, a ABG LLC, and that HE, as such AUTHORIZED PERSON, executed the foregoing instrument for the purposes therein contained by signing the name of the ABG LLC by the said Eric Berner as such AUTHORIZED PESON.

Witness my hand and official seal this 3rd day of January, 2024.

My Commission Expires: 3/15/27

RE
Notary Public

R E BEAVIN
Notary Public
State of Washington
Commission # 206345
My Comm. Expires Mar 15, 2027

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/3/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/3/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

