Karen Johnson Davidson County
Batch # 1092847 DEEDWARR
01/23/2024 12:44:29 PM 3 pgs
Fees: $18.00 Taxes: $2,047.65
20240123-0004133

Box 14
36838-4A

WARRANTY DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$553,418.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2024.

Notary Public

My commission expires: 7/17/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barbara Ann Weiss	**"NEW OWNER"**	**074-16-O-A-116.00co**
6624 Louisia Bradley Circle		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HomeSimple, LLC, a Nevada limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbara Ann Weiss, an unmarried woman

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. 116 on the Final Plat of Phase 2 - Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to HomeSimple, LLC, a Nevada limited liability company by Special Warranty Deed dated December 19, 2023, from Parkhaven Communities, LLC, a Tennessee limited liability company of record in Instrument No. 20231220-0098135, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20230113-0003133, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733, and Supplemental for Phase 2 - Section 3 of record in Instrument No. 20231023-0082853, said Register's Office for Davidson County, Tennessee.**

3) **Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office.**

4) **Conveyance of Open Space and PUDE areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20231023-0082854, said Register's Office.**

5) **Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, said Register's Office.**

6) **Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, said Register's Office.**

7) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, in Instrument No. 20200923-0109241, in Instrument No. 20220512-0054620, and further in Instrument No. 20230613-0044999, said Register's Office.**

8) **Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, said Register's Office.**

9) **Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, said Register's Office.**

10) **Subject to the flow of the Cumberland River and any streams, creeks, or branches.**

11) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

This is improved property, known as 6624 Louisia Bradley Circle, Hermitage, TN 37076

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 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 my/our hand(s) this 16th day of January, 2024.

HomeSimple, LLC, a Nevada limited liability company

By: Biaggi Trust U/A/D July 18, 2000, member

By: _____

Christopher D. Biaggi, Trustee

STATE OF Nevada
COUNTY OF Clark

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Christopher D. Biaggi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Biaggi Trust U/A/D July 18, 2000, said Trust being a Member of HomeSimple, LLC, a Nevada limited liability company, and who further acknowledged that he, being authorized by the trust document to execute this instrument on its behalf, executed the foregoing instrument for the purposes therein contained, by signing as Member for the said limited liability company.

WITNESS my hand, at office, this 16th **day of January, 2024.**

REXANNA L BORDEN
Notary Public, State of Nevada
Appointment No. 23-3664-01
My Appt. Expires Oct 8, 2027

Rexanna L. Borden
Notary Public

My Commission Expires: Oct, 8, 2027