Karen Johnson Davidson County
Batch# 1102417 DEEDWARR
02/20/2024 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $2,923.00
20240220-0011418

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-19560-24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of FEBRUARY,2024.

NOTARY PUBLIC

My commission expires: 09/02/24

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203, Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph VanHook and Meghan VanHook 4500A Illinois Avenue Nashville, TN 37209	Legacy Home Loans, LLC dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	091120Q00100CO

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY THOUSAND AND 00/100 Dollars ($790,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MEGHAN SIPE BREED, AN UNMARRIED WOMAN AND WILLIAM CONSTABLE BREED, IV, AND LAURA S. BREED, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH VANHOOK AND MEGHAN VANHOOK, HUSBAND AND WIFE**, hereinafter called the Grantees, 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 Unit 4500A as shown on Exhibit 'B' of the Declaration of Covenants, Conditions and Restrictions of 4500 Illinois Avenue Townhomes, as of record in Instrument No. 20160727-0077115 and amended by Scrivener's Affidavit in Instrument No. 20160727-0077325, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Meghan Sipe Breed, an unmarried woman and William Constable Breed IV and Laura S. Breed, husband and wife from Regal Homes Co., a Tennessee Corporation, by Warranty Deed dated 05/19/2017 and recorded 05/24/2017 in Instrument No. 20170524-0051698, Register's Office of said County.

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: 4500A Illinois Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees 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 and the payment thereof will be the responsibility of the Grantees.

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 Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 13TH day of February, 2024

GRANTORS:

Meghan Sipe Breed

Laura S. Breed

STATE OF Virginia
COUNTY OF Alexandria city

Personally appeared before me, a Notary Public, Meghan Sipe Breed and Laura S. Breed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of Feb, 2024.

Notary Public

MARWA MOHAMED
Notary Public
Commonwealth of Virginia
Registration No. 7843618
My Commission Expires Sep 30, 2027

Marwa Mohamed
Printed Notary Name

My commission expires: 09/30/2027

WITNESS MY HAND, this 13 day of February, 2024.

GRANTOR:

William Constable Breed, IV

STATE OF Virginia
COUNTY OF Fauquier

Personally appeared before me, a Notary Public, William Constable Breed, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13 day of February, 2024.

Reese Marie Rogers
Notary Public

Reese Marie Rogers
Printed Notary Name

My commission expires: July 31, 2027

REESE MARIE ROGERS
Notary Public
Commonwealth of Virginia
Registration No. 8078840
My Commission Expires Jul 31, 2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **February 13, 2024** (date of document).

Affiant Signature

February 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25