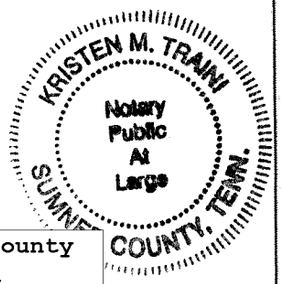
WARRANTY DEED

File #24016



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23RD~~ 26th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1104522 DEEDWARR
02/26/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240226-0012891

INSTRUMENT WAS PREPARED BY
merican Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Hebig	NEW OWNER	181-07-0A-103.00-CO
(NAME) 9744 Katz Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, I, **Nagalatha Vinnakota, unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Hebig and Shannon Noonan, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 103 on the Plan of Final Plat of Autumn View, Formerly Brinkley Property Subdivision, Phase Two A, of record in Plat at Instrument No. 20190830-0087642 as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20190910-0091297, in the 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 Nagalatha Vinnakota, unmarried woman by Special Warranty Deed from NVR, INC., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200716-0078045 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

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.

unimproved ☐
This is improved ☒ property, known as 9744 Katz Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 22nd day of February, 2024.

X _____
Nagalatha Vinnakota

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF WILLIAMSON Dallas

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Nagalatha Vinnakota**, 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, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2024. Denton County Texas

My commission expires: 8/31/25

X _____
Notary Public

LISA ANNE CONTRERAS
Notary Public, State of Texas
Comm. Expires 08-31-2025
Notary ID 133304663

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/22/2024 (date of document).

Jennifer Russell
Affiant Signature

2/26/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

