RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20083-24

Karen Johnson Davidson County
Batch# 1113823 DEEDWARR
03/21/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.13
20240321-0019724

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $854,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of March, 2024.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Zach Hood 5906 Maxon Avenue Nashville, TN 37209	Same address as new owner	091-09-3P-001.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($854,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HOMEWARD CUSTOM HOMES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LAUREN HOOD AND ZACHARY HOOD, A HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 A of the Homes at 5906 Maxon Avenue, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 5906 Maxon Avenue, a horizontal property regime with private elements, of record in Instrument #20220404-0038521, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Homeward Custom Homes, LLC, a Tennessee limited liability company, from Sherri D. Hunt Hampton, an unmarried woman, by Warranty Deed dated April 1, 2022 and recorded April 4, 2022 in Instrument #20220404-0038520, said Register's Office.

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: 5906 Maxon 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 Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) 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.

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 Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 21 day of March, 2024

GRANTOR(S)

Homeward Custom Homes, LLC, a Limited Liability Company

By: _____
Andrew Dyk, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew Dyk with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself to be the President of Homeward Custom Homes, LLC, the within named bargainor and that as such President, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Andrew Dyk as such President.

WITNESS my hand and seal, this the 21 day of March, 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 21, 24 (date of document).

Jennifer L. Pennell

March 21, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

