Karen Johnson Davidson County
Batch# 1119003 DEEDWARR
04/04/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20240404-0023898

# WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 7-6-2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ryan A. Mason and Lauren Ann Coppens | NEW OWNERS | 108-16-0A-028.00 |
| (NAME) | (NAME) | |
| 1816 Timber Grove | 1816 TIMBER GROVE | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | NASHVILLE, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Concrete Investments, LLC, a Tennessee limited liability company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan A. Mason, a single man and Lauren Ann Coppens, a single 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:

*TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Final Plat, Timber Ridge, of record in Instrument Number 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Precision Homes, Inc., from John D. Smith, unmarried by Warranty Deed, on January 23, 1997, of record in Book 10770, Page 517, Register's Office for Davidson County, Tennessee. Re-recorded to correct legal description of record in Book 11119, Page 817, Register's Office for Davidson County, Tennessee. Further conveyed to Concrete Investments, LLC, from Precision Homes, Inc., by Warranty Deed on May 19, 2022, of record in Instrument Number 20220524-0060075, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1816 Timber Grove, Nashville, TN 37214
(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/our hands this 2nd day of April, 2024.

Concrete Investments, LLC
a Tennessee limited liability company

By: _____
Michael Naguib
Its: Authorized Representative

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Naguib with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Authorized Representative of Concrete Investments, LLC a Tennessee limited liability company and that as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Representative.

WITNESS my hand and seal this 2nd day of April, 2024.

_____
Notary Public _____
My Commission Expires: 10-23-25




File No.: 202403007

*Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **April 2, 2024**.

Date

Affiant Signature

**April 4, 2024**
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **4** day of **April**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)