Karen Johnson Davidson County
Batch# 1119466 DEEDWARR
04/04/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20240404-0024063

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20106-24

WARRANTY DEED	STATE OF TENNESSEE 38069 COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00 Brad M Borchers AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April 2024 NOTARY PUBLIC My commission expires:

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXPIRES SEPTEMBER 8, 2025

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
Andrea & Brad Borchers 5908 Maxon Avenue Nashville, TN 37209	Regions Mortgage PO Box 20041 Florence, SC 29502	091-09-3P-002.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($849,900.00) 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, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRAD M. BORCHERS AND ANDREA K. BORCHERS, 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 B 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 ___unimproved _X__ improved property, known as: 5908 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/OUR HANDS, this 4th day of April, 2024

GRANTOR(S)

Homeward Custom Homes, LLC, a Tennessee
Limited Liability Company

By: SKAND, Inc.
A Tennessee limited liability corporation
Its Sole Member

By: _____
Andrew S. Dyk, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew S. Dyk, 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 his oath acknowledged himself to be the President of Skand, Inc, the Sole Member of Homeward Custom Homes, LLC, the within named bargainor, and that as such President, being authorized to do so, executed the foregoing instrument for purposes therein contained by signing the name of the company, by the said Andrew S. Dyk as such President.

WITNESS my hand and seal, this the 4 day of April 2024.

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

_____
Notary Public

Whitney DuBois
Printed Notary Name

My commission expires: 05-21-2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/4/24 (date of document).

Affiant Signature

4/4/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

