Prepared by:
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SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $580,000.00

Jennifer Bennett
Affiant

Subscribed and sworn to before me this 29th day of April, 2024.

Sheri Engel
Notary Public
My commission expires: 11-21-2027

Karen Johnson Davidson County
Batch# 1128778 DEEDWARR
04/29/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240429-0031092

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Larson and Megan Larson 1310 Falcon Ledge Dr. Austin, TX 78746	Same	072-09-2N-001-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jarron Vosburg and Shaunna Vosburg, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Timothy Larson and Megan Larson, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 934A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 934 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160823-0088089 and being shown on plat attached thereto as Exhibit "C", 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 the same property conveyed to Jarron Vosburg, a single man, and Shaunna Holder, a single woman, as joint tenants with right of survivorship by deed from Urban Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170728-0076847, Register's Office for Davidson County, Tennessee, and dated July 27, 2017. Jarron Vosburg and Shaunna Vosburg, f/k/a Shaunna Holder conveyed their interest to Jarron Vosburg and Shaunna Vosburg, husband and wife, of record in Instrument No. 20191031-0112166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of 934 Spain Avenue Townhomes of record in Instrument No. 20160823-0088089 Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 9975 Page 654 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20160823-0088089 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 934 Spain Avenue, A, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 25th day of April, 2024.

Jarron Vosburg

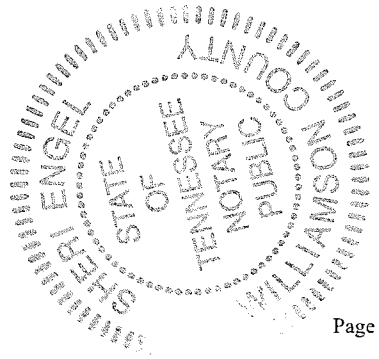
Shaunna Vosburg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of April, 2024, before me personally appeared Jarron Vosburg and Shaunna Vosburg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of April, 2024.

Notary Signature
My commission expires: 11-21-27



I, Sheri Eagle, 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 this 25th day of April, 2024

Sheri Eagle

Dated 4/29/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eagle who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29th day of April, 2024

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

