WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146098 DEEDWARR
06/11/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,669.81
20240611-0043819

File No. DH-24-6758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Better Home Builders, LLC	**Better Home Builders, LLC**	
(NAME)	(NAME)	
1312 Montgomery Avenue	**5521 Blue Hole Rd**	071-16-0-083.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Antioch, TN 37013**	
(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/we, **Shawanda L. Harris, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Better Home Builders, LLC, a Tennessee Limited Liability Company**, 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 the southerly one hundred feet of Lot 16 on Belle View, a plan of William and Hays Subdivision of the Pullen Lands, as of record in Book 332, Page 51, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shawanda L. Harris, a single person by Warranty Deed from Carla Wall of record in Instrument No. May 05, 2006 Register's Office for Davidson County, Tennessee, dated May 08, 2006 and recorded on 20060508-0053704.

The Warranty Deed of record in Instrument No. 20060508-0053704, Regiser's Office of Davidson County, Tennessee, erroneously stated Book 221, Page 51, for a Plan of William and Hays Subdivision of the Pullen Lands. The correct Book and Page numbers are Book 332, Page 51.

This is property more commonly known as 1312 Montgomery Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 05th day of June, 2024.

Shawanda L. Harris

STATE OF FLORIDA
COUNTY OF Duval

On this 05th day of June, 2024, before me personally appeared Shawanda L. Harris, 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 05th day of June, 2024.

Notary Signature Katie Ringer
My commission expires: 04/06/2027

Notary Public State of Florida
Katie Ringer
My Commission HH 383987
Expires 4/6/2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 5, 2024**.

Date

DHardwick

Affiant Signature

June 11, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026