RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-22246-24

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164772 DEEDWARR
08/01/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,549.93
20240801-0058257

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of July, 2024

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd. Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Beaudoin & Lucas Leonardo 505 Bankshill Ct Antioch, TN 37013	Same address as new owner	182-02-0B-119.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTEEN THOUSAND NINE HUNDRED DOLLARS 00/100 Dollars ($418,900.00) 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, **HAVEN BUILDERS, 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 **DEREK BEAUDOIN, AND LUCAS LEONARDO, BOTH UNMARRIED** , 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 Lot No. 117 on the Plan of Phase 10, Evergreen Hills, of record in Instrument #20220907-0100356, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Haven Builders, LLC, a Tennessee limited liability company from HDPI, LLC, a Tennessee limited liability company by Quitclaim Deed dated _____ and of record in Instrument no. 202408010058256, in the Office of the Davidson County Register of Deeds.

Being a portion of the same property conveyed to HDP1, LLC, a Tennessee Limited Liability Company from Evergreen Hills, G.P., a Tennessee General Partnership, by Special Warranty Deed dated 04/04/2019 and recorded 04/05/2019 in Instrument No. 20190405-0031241, Register's Office of said County.

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: 505 Bankshill Ct. Antioch, TN 37013

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 29th day of July, 2024

GRANTOR(S)

Haven Builders, LLC, a Tennessee Limited Liability Company

By: _____
Josh Schulz, President

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public, of the state and county mentioned, personally appeared Josh Schulz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Haven Builders LLC, , a Limited Liability Company, the within named bargainor, and that Josh Schulz, as such President, executed the foregoing instrument for the purpose therein contained, on behalf of Haven Builders, LLC.

WITNESS my hand and seal, this the 29 day of July 2024.



_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **7/29/24** (date of document)

8/1/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **1** day of **August**, 2024.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY