37423-3 Box #14

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$666,872.00.**

Affiant

Subscribed and sworn to before me, this 28th day of August, 2024.

Notary Public

My commission expires: 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1175248
08/29/2024 10:16:29 AM
Fees: $18.00 Taxes: $2,467.43

Davidson County
DEEDWARR
3 pgs

20240829-0066411

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven W. Lucas and Terri J. Lucas	**New Owner**	**074-16-0-A-294-00co**
6121 Parkhaven Blvd.		
Hermitage, TN 37076		

FOR AND IN 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,

HomeSimple, LLC, a Nevada limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Steven W. Lucas and Terri J. Lucas, husband and wife

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 294 on the Final Plat of Phase 2 - Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HomeSimple, LLC, a Nevada limited liability company, by Special Warranty Deed dated July 26, 2024, from Parkhaven Communities, LLC, a Tennessee limited liability company, of record in Instrument No. 20240730-0057453, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20230113-0003133, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By Laws appended thereto of record in Instrument No. 20210401-0042733 and Supplemental for Phase 2 – Section 3 of record in Instrument No. 20231023-0082853, Register's Office for Davidson County, Tennessee.**

3) **Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.**

4) **Conveyance of Open Space and PUDE areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20231023-0082854, said Register's Office.**

5) **Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.**

6) **Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.**

7) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, Instrument No. 20200923-0109241, Instrument No. 20220512-0054620, and Instrument No. 20230613-0044999, Register's Office for Davidson County, Tennessee.**

8) **Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.**

9) **Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.**

10) **Subject to the flow of the Cumberland River and any streams, creeks, or branches**

11) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years now yet due and payable.**

This is improved property known as: 6121 Parkhaven Blvd., Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 its hand by its duly authorized officer this 27th day of August, 2024.

HomeSimple, LLC, a Nevada limited liability company

By: Biaggi Trust U/A/D July 18, 2000, member

By: Christopher D. Biaggi, Trustee

STATE OF Nevada)
COUNTY OF Clark)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Christopher D. Biaggi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Trustee of the Biaggi Trust U/A/D July 18, 2000, said Trust being a Member of HomeSimple, LLC, a Nevada limited liability company, and who further acknowledged that he, being authorized by the trust document to execute this instrument on its behalf, executed the foregoing instrument for the purposes therein contained, by signing as Member for the said limited liability company.

Witness my hand, at office at ~~Nashville~~ LasVegas Nevada RLB, ~~Tennessee~~, this 27th day of August, 2024.

My Commission Expires: 10/8/27

Rexanna L. Borden
Notary Public

REXANNA L BORDEN
Notary Public, State of Nevada
Appointment No. 23-3664-01
My Appt. Expires Oct 8, 2027