RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-24376-24

Karen Johnson Davidson County
Batch# 1191158 DEEDWARR
10/08/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20241008-0078235

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Sherri Thomas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October 2024

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nova Construction, LLC 222 Valleyview Dr Franklin, TN 37064	Same address as new owner	071 09 0 139.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($230,000.00) 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, **SHERRI THOMAS, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NOVA CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY**, 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. 120, on the Plan of BROOKLYN HEIGHTS, E.C. SCRUGGS SUBDIVISION OF LOTS NO. 18-19-20-21-29-11 & 12, as of record in Plat Book 332, Page 140, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherri Thomas, an unmarried person, by Quitclaim Deed from Charlette Watson, an unmarried person, of record in Instrument No. 20101105-0089076, in the Register's Office of Davidson County, Tennessee, dated November 02, 2010 and recorded on November 05, 2010.

Being the same property conveyed to Charlette Watson, by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, of record in Book 11543, Page 545, in the Register's Office of Davidson County, Tennessee, dated June 24, 1999 and recorded on June 25, 1999.

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 _XX_ improved property, known as: 1802-B Seminary Street, Nashville, TN 37207

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 8th day of October, 2024

GRANTOR(S)

Sherri Thomas

Sherri Thomas

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Sherri Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of October 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 8, 24 (date of document).

Jennifer L. Pennell

Oct 8, 24

Date

State of Tennessee
County of Willliamson

Sworn to and subscribed before me this 8 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

