This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9 day of November , A.D., 2024 , by and between

Anthony Singleton and Zoe Singleton, husband and wife

First Parties, and

Carla DeVillez, an unmarried woman,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit A of homes at 1804 Sherwood Lane, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20220404-0038529, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Singleton and Zoe Singleton, husband and wife by Deed dated April 5, 2023 from 21FIVE Homes, LLC, recorded April 5, 2023, in Instrument Number 20230405-0024921, in the Official Records of Davidson County, Tennessee.

OWNER:
Carla DeVillez
PO BOX 22713
Nashville TN 37202

Karen Johnson Davidson County
Batch# 1206779 DEEDWARR
11/19/2024 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $3,219.00
20241119-0089936

RESPONSIBLE TAXPAYER:
NEW OWNER

CLT # 072-11-4R-001-00CO (Map and Parcel#)

Property known as: 1804A Sherwood Lane, Nashville TN 37216

MR-SR-735684

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Anthony Singleton Zoe Singleton

✓STATE OF NEW JERSEY

✓COUNTY OF HUDSON

Personally appeared before me, Anthony Singleton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of NOVEMBER, 2024.

(seal)

JOFFRE W CAZORLA MONTUFAR
Notary Public
State of New Jersey
My Commission Expires Jul. 10, 2029
I.D.# 2459171

✓ _____
Notary Public

My Commission Expires:✓ JULY 10, 2029

✓STATE OF NEW JERSEY

✓COUNTY OF HUDSON

Personally appeared before me, Zoe Singleton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of NOVEMBER, 2024.

(seal)

JOFFRE W CAZORLA MONTUFAR
Notary Public
State of New Jersey
My Commission Expires Jul. 10, 2029
I.D.# 2459171

✓ _____
Notary Public

My Commission Expires:✓ JULY 10, 2029

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 870,000.00.

Affiant

STATE OF TN, COUNTY OF Davidson

Subscribed and sworn before me this the 18 day of November, 2024.

Signature of Notary Public

Notary Seal

Printed Name of Notary

Commission Expiration

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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True Copy Certification

I, **Tonya Cherry,** 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 the 9 day of November, 2024.

Affiant Signature
Date 11/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027