RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-27071-24

Karen Johnson Davidson County
Batch# 1231423 DEEDWARR
01/29/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20250129-0006985

WARRANTY DEED

RICKEY L. BRIGHT STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY My Commission Expires 05-24-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of JAN, 2025

NOTARY PUBLIC

My commission expires: MAY 24, 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
Nathan J. Twarog 7539 Maggie Drive Antioch, TN 37013	Same address as new owner	182-02-0B-164.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVEN THOUSAND AND 00/100 Dollars ($ 407,000.00) 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, **Caleb Wender, married, and Andrew Reid Wender, married,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Nathan J. Twarog, an ummarried man,** 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. 164 on the Plan of Phase 9, Evergreen Hills, of record in Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Caleb Wender, unmarried, and Andrew Reid Wender, married, from Haven Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated December 30, 2022 and recorded January 9, 2023 in Instrument #20230109-0001665, said Register's Office.

Being the same property conveyed to Haven Builders LLC, a Tennessee limited liability company, from HDP1, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 30, 2022 and recorded January 9, 2023 in Instrument #20230109-0001664, said Register's Office.

Being part 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 #20190405-0031241, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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: 7539 Maggie Drive, 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 24 day of January, 2025

GRANTOR(S)

Caleb Wender

Andrew Reid Wender

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, a Notary Public, Caleb Wender and Andrew Reid Wender, 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 24 day of JANUARY 2025.

RICKEY L. BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
My Commission Expires 05-24-2027

Notary Public

RICKEY L. BRIGHT
Printed Notary Name

My commission expires: MAY 24, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 1/29/2025.

Affiant Signature – Joshua A. Terry

1/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/29/2025.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON