(1)

Karen Johnson Davidson County
Batch# 1235339 DEEDWARR
02/07/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250207-0009592

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant Charity L. Williams

Subscribed and sworn to before me, this 6 day of February, 2025.

Notary Public
My commission expires: 5-3-27

Address of New Owner:	Send Tax Bills to:	Tax Information
Davis Greer and Hannah Gregory	New Owner	173 06 0B 068.00
2349 Somerset Valley Drive Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harmony Mahler and Matthew Mahler, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Davis Greer, an unmarried man, and Hannah Gregory, an unmarried woman, as Tenants-in-Common with Rights of Survivorship,** hereinafter called the Grantees, their successors 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. 68 on the Plan of PHASE ONE, CAMBRIDGE PARK AT BARNES ROAD SUBDIVISION of record in Plat at Instrument No. 20120912-0082696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harmony Mahler and Matthew Mahler, wife and husband, by Warranty Deed from Louis LaPrad and Laura LaPrad, husband and wife, of record in Instrument No. 20210827-0115701, in the Register's Office of Davidson County, Tennessee, dated August 23, 2021, and recorded on August 27, 2021.

This property is improved property known as 2349 Somerset Valley Drive, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 my hand this 4 day of February, 2025.

Matthew Mahler

Harmony Mahler

Acknowledgment

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Mahler and Harmony Mahler, the herein bargainor, 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 4 day of February, 2025.

Notary Public
Commission expiration date: 4/20/26
(Affix Seal)

KELSEY JOVAN MCCULLOUGH
Notary ID #133716406
My Commission Expires
April 20, 2026

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 February 7th, 2025.

Affiant

Date: 2/7/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 7th day of February, 2025.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY