WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/28/2028
(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 1256648 DEEDWARR
04/04/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20250404-0025867

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lucas Kits, Mackenzie Vrieze, and Heather Kits	United Wholesale Mortgage	Map: 136-14-0-114.00
(NAME) 209 Upwind Ct	(NAME) 700 South Blvd East	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($369,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NASH HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUCAS KITS, AN UNMARRIED MAN AND MACKENZIE VRIEZE, AN UNMARRIED WOMAN AND HEATHER KITS, A MARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 43 on the plan of the Resubdivision of Lots 42 and 43, Section 2, Harbour Town Village, as shown by plat of record in Plat Book 4885, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nash Homes, LLC, a Tennessee Limited Liability Company, by deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20241220-0099167, dated December 19, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4675, Pages 146 and 147, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4931, Page 667, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 209 Upwind Ct, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 3rd day of April, 2025.

Nash Homes LLC
BY: _____
Michael Adly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of Nash Homes LLC the within named bargainer, and that he/she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of April, 2025.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 04/03/2025 (date of document).

Affiant Signature

04/03/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 3rd day of April, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504040025867