STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-23017

Karen Johnson Davidson County
Batch# 1263207 DEEDWARR
04/22/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250422-0030867

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dylan Hall (NAME)	Envoy Mortgage, LTD (NAME)	026-10-0-011
628 Wade Circle (STREET ADDRESS)	10496 Katy Freeway, Suite250 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Houston, TX 77043 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ora et Labora, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dylan Hall, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the Northerly part of Lot No. 23 on the Plan of TERRA VIEW (REVISED) SUBDIVISION, as of record in Plat Book 1424, page 4, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 23 fronts 50 feet on the Easterly side of Wade Circle East and runs back 202.5 feet on the Northerly line and 200 feet on the Southerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Ore et Labora, LLC, a Tennessee Limited Liability Company by Deed dated April 1, 2024 from Leonard W. Ballou and Geneiva W. Ballou, husband and wife, recorded April 4, 2024, in Instrument Number 20240404-0023840, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Book 8454, Page 696, dated September 25, 1991, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 628 Wade Circle, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 22nd day of April, 2025.

Ora et Labora, LLC, a Tennessee Limited Liability Company

By: _____ member

Mark Gliebe, Member

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark Gliebe, Member of Ora et Labora, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2025.

_____ 6/7/25

PRESTON R. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

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PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 04/22/2025 (date of document).

Affiant Signature

04/22/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 22nd 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