WARRANTY DEED

Karen Johnson Davidson County
Batch# 1270820 DEEDWARR
05/08/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20250508-0036162

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/25/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kevin Soncrant and Salome Dsa	New Owner	050-07-0A-121.00
(NAME)	(NAME)	
4420 Skyridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250098

For and 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 hereby acknowledged, I/we, **Chazz Napper and Abigail Napper** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kevin Soncrant and Salome Dsa**, 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. :

Certain real property situate in the 3rd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 121 on the Final Plat of Skyridge (formerly Mulberry Downs PUD No. 88P-056G) Subdivision, Phase 3, as shown on plat of record in Instrument No. 20230303-0015355, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Chazz Napper and Abigail Napper, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated 01/19/2024 and filed of record in Instrument No. 20240123-0004092, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Inst. Nos. 20210914-0123153, amended and restated in Inst. Nos. 20211222-016882 and 20220419-0045110, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Master Deed of record Inst. No. 20211222-0168892, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 4420 Skyridge Drive, Nashville, TN 37207
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

25NT00301

Witness my hand this 21 day of April, 2025.

Chazz Napper

Abigail Napper

STATE OF Florida)
County OF Lake)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chazz Napper and Abigail Napper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

By means of ☒ physical presence or [ ] online notarization

Witness my hand, at office, this 21st of April, 2025.

Notary Public Brenda Jo Collier
My Commission Expires: 10/24/2026

Signer's identity verified in the following manner:
☒ Produced Identification -or- ☐ Personally Known
- Drivers License
- Other: _____

BRENDA JO COLLIER
Commission #HH303440
My Commission Expires
October 24, 2026

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4.21.25 (date of document).

Affiant Signature

5-8-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th of May, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26