This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-6269-MC

Karen Johnson Davidson County
Batch# 1288998 DEEDWARR
06/23/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250623-0049289

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2025.

Notary Public
My Commission Expires:

CLOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chase M. Larsen and Grace E. Larsen 1534 Smoketree Road Antioch, TN 37013	Rocket Mortgage 1050 Woodward Ave Detroit, MI 48226	149 07 0E 068.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Zoe Babyar, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Chase M. Larsen and Grace E. Larsen, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1534 on the Plan of CANYON RIDGE PHASE 3, A TOWNHOME PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zoe Babyar, an unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20220624-0072504, in the Register's Office of Davidson County, Tennessee, dated June 15, 2022, and recorded on June 24, 2022.

This is ☒ improved or ☐ unimproved property located at: **1534 Smoketree Road, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of June, 2025.

GRANTOR:

Zoe Babyar

STATE OF Florida
COUNTY OF Osceola

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Zoe Babyar,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of June, 2025.

RICARDO IGNACIO NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires 04/05/2028 No. HH 509984

Notary Public Ricardo Ignacio
My Commission expires: 04/05/2028

202506230049289

True Copy Certification

I, **Tammy Carney,** 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 this the ~~15~~ 17 day of June, 2025.

Affiant Signature
Date 6-18-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028