Karen Johnson Davidson County
Batch# 1292396 DEEDWARR
07/01/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250701-0051863

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 6.29.27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Shaver and Joshua Shaver	PennyMac Loan Services	114 07 0B 185.00
(NAME) 1748 Haleys Hope Court	(NAME) 3043 Townsgate Rd. Ste 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Westlake Village, CA 91361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth Nicholas Masuhr, Jr and Megan Masuhr, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Joshua Shaver and Lauren Shaver, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1748 Haleys Hope Court, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 26th day of June, 2025.

GRANTOR:

Kenneth Nicholas Masuhr, Jr.

Megan Masuhr

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kenneth Nicholas Masuhr, Jr and Megan Masuhr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26th day of June, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of SECTION SEVEN, ADDITION TO WESTCHASE RS20 CLUSTER LOT P.U.D. of record in Plat at Instrument No. 20051202-0144886, as corrected by Surveyors Certificate of Correction recorded in Instrument No. 20070627-0076862 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 Kenneth Nicholas Masuhr Jr. and Megan Masuhr, Husband and Wife, by Warranty Deed from Gregory Brewer Anderson, A Single Man, of record in Instrument No. 20200406-0036299, in the Register's Office of Davidson County, Tennessee, dated March 09, 2020 and recorded on April 06, 2020.

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 6/26/25 **(date of document)**.

Affiant Signature

6/26/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 26th day of June, **20** 25

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029