RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-31249-25

| **WARRANTY DEED**<br><br>Karen Johnson<br>Batch # 1296864<br>07/11/2025 12:23:02 PM<br>Fees: $13.00 Taxes: $1,749.73<br>20250711-0054782<br>Davidson County<br>DEEDWARR<br>2 pgs | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,900.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2025<br><br>NOTARY PUBLIC<br><br>My commission expires: |
|---|---|

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd. Ste 203 Mt Juliet, TN 37122

| ADDRESS NEW OWNER: | | MAP-PARCEL NUMBERS |
|---|---|---|
| Jordan & Rachel Daniel<br>7590 Maggie Dr.<br>Antioch, TN 37013 | Primis Mortgage<br>5535 Currituck Drive, Ste 120<br>Wilmington, NC 28403 | 182-02-0B-114-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY TWO THOUSAND NINE HUNDRED DOLLARS 00/100 Dollars ($460,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAVEN BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **JORDAN RASHAD DANIEL AND RACHEL J. DANIEL, SPOUSES MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Phase 10, Evergreen Hills, SP Subdivision of record in Instrument No. 20220907-0100356, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20240123-0004123, 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 Haven Builders, LLC, a Tennessee limited liability company by Deed from HDPI, LLC, a Tennessee limited liability company dated July 8, 2025, and of record in Instrument No. 20250711 - 0054781, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to HDP1, LLC, a Tennessee Limited Liability Company from Evergreen Hills, G.P., a Tennessee General Partnership, by Special Warranty Deed dated 04/04/2019 and recorded 04/05/2019 in Instrument No. 20190405-0031241, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 7590 Maggie Dr. Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of July , 2025

GRANTOR(S)

Haven Builders, LLC, a Tennessee Limited Liability Company

By: _____ President
Josh Schulz, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public, of the state and county mentioned, personally appeared Josh Schulz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Haven Builders LLC, , a Limited Liability Company, the within named bargainor, and that Josh Schulz, as such President, executed the foregoing instrument for the purpose therein contained, on behalf of Haven Builders, LLC.

WITNESS my hand and seal, this the 8 day of July 2025.




_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027