Karen Johnson Davidson County
Batch# 1306979 DEEDWARR
08/08/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250808-0063200

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th **DAY OF AUGUST, 2025.**

Notary Public

MY COMMISSION EXPIRES: 11-08-28
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

04-NSH25-09952

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amy Rewinski and Matthew Rewinski 8141 Settlers Way Nashville, TN 37221	Novus Home Mortgage 20225 Water Tower Blvd suite 400 Brookfield, WI 53045	126-15-0A-181-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas David Farris, IV and Jordyn Culbreth Farris, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amy Rewinski and Matthew Rewinski, a married couple**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159, on the Plan of Boone Trace at Biltmore, Section Four, of record in Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas David Farris, IV and Jordyn Culbreth Farris, husband and wife by Warranty Deed from Richard Christopher Green and Mary Ann Green, husband and wife, dated December 17, 2019 and recorded on December 18, 2019 of record in Instrument Number 20191218-0130737, in the Register's Office of Davidson County, Tennessee.

Parcel Number: 126 15 0A 181.00

Property Address: 8141 Settlers Way, Nashville, TN 37221

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8141 Settlers Way , Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this 7th day of August, 2025

Thomas David Farris, IV

Jordyn Culbreth Farris

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas David Farris, IV and Jordyn Culbreth Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal ~~at~~ Smyrna, Tennessee, this 7th day of August, 2025.

Notary Public

My Commission Expires: 2/29/28

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 7, 2025.

Affiant
Date: 8/07/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of August, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY