WARRANTY DEED

Karen Johnson Davidson County
Batch# 1315250 DEEDWARR
08/27/2025 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20250827-0068458

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 18TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lisa Travis	NewRez, LLC	Parcel ID: 109 05 0D 042.00
(NAME) 596 Martha Leeville Pike	(NAME) 1100 Virginia Drive, Ste. 125	
(ADDRESS) Lebanon, TN 37090	(ADDRESS) Fort Washington, PA 19034	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Scott McQueen, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa Travis, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Unit No. 1720 of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions of The Cottages at Williams Bend, of record as Instrument No. 20040628-0076712, amended and/or supplemented as Instrument Nos. 20041028-0129585, 20050923-0114373, and 20180420-0037271, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plan attached as Exhibit "C" to the First Supplementary Declaration of record as Instrument No. 20041028-0129585, said Register's Office, for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTOPHER S. MCQUEEN, MARRIED, by Warranty Deed from DONNA K. BUTLER, UNMARRIED, of record as Instrument No. 20061003-0122627, in the Register's Office for Davidson County, Tennessee, dated September 29, 2006. The said Christopher Scott McQueen having since divorced. See Final Decree and Martial Dissolution Agreement in the Davidson County, Circuit Court, Case No. 06D-2854.

Christopher Scott McQueen being one and the same person as Christopher S. McQueen.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1720 Lincova Bay Drive, Nashville, TN 37214

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 we do covenant with the said Grantees 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 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 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 our hands this 18th day of August, 2025.

Christopher Scott McQueen

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Christopher Scott McQueen, an unmarried man, 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.

Witness my hand and official seal, this the 18th day of August, 2025.

Notary Public

My Commission Expires: 5.16.29

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/18/25.

Celia Stewart Rouse
Affiant Signature

8/18/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th day of August, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY