Karen Johnson Davidson County
Batch# 1330299 DEEDWARR
10/03/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20251003-0079172

WARRANTY DEED

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-14-2028

File No. ML-25-11093

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Raymond Michael Honeycutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Honeycutt and Denise Honeycutt	NEW OWNER	
(NAME)	(NAME)	
3313 Hickory Run		180 04 0A 180.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Nicole DeNight, F.K.A Nicole Avellina, Trustee of Proverbs 31 Woman Living Trust dated November 1, 2021, and any amendments thereto,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond Michael Honeycutt and Denise Michele Honeycutt, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 168 on the Plan of Resubdivision of Lots 23, 32 and 168, Section Two, Highland Creek of record in Plat at Instrument No. 20040130-0117798, 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 Nicole Avellina, Trustee of The Proverbs 31 Woman Living Trust dated November 1, 2021 by Warranty Deed from Cody Akin and Bailee Akin, husband and wife of record in Instrument No. 20220223-0020362 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 23, 2022.

Nicole Avellina having since married and is now known as Nicole DeNight.

William DeNight joins in this conveyance to convey any interest he may have in the subject property as the spouse of Nicole DeNnight.

This is property more commonly known as 3313 Hickory Run, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 2nd day of October, 2025.

Proverbs 31 Woman Living Trust dated November 1, 2021

By: Nicole DeNight
Nicole DeNight, Trustee

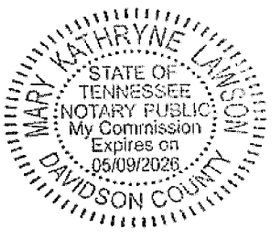
William DeNight

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Nicole DeNight F.K.A Nicole Avellina, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Proverbs 31 Woman Living Trust U/A/D November 1, 2021, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 2nd day of October, 2025.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF WILLAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, William DeNight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/2/2025.

Date

Affiant Signature

10/2/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of October, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029