Karen Johnson Davidson County
Batch# 1333279 DEEDWARR
10/13/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251013-0081349

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-34180-25

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Adeelee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of Oct. 2025

Tina Shinn
NOTARY PUBLIC

My commission expires: 9/15/27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Restall and Taylor King 427 Red Sunset Ct Brentwood, TN 37027	Same address as new owner	181-06-0B-024-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) 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, **STEVEN MASON AND LOUISA MASON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LUKE RESTALL AND TAYLOR KING, HUSBAND AND WIFE**, 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:

Being Lot No. 24 on the Plan of Major Subdivision Final Plat, The Heights at Autumn Oaks, Phases 5 & 6, of record in Instrument #20200429-0044960, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Mason and Louisa Mason, husband and wife, from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated October 9, 2020 and recorded October 12, 2020 in Instrument #20201012-0118432, said Register's Office.

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 improved property, known as: 427 Red Sunset Court, Brentwood, TN 37027.

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 9th day of October, 2025

GRANTOR(S)

Steven Mason

Louisa Mason

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Steven Mason and Louisa Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of Oct. 2025.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 10/9/25.

Affiant Signature – Joshua A. Terry

10/10/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/10/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27