Karen Johnson Davidson County Batch# 1336115 DEEDWARR 10/20/2025 04:12:30 PM 3 pgs Fees: $18.00 Taxes: $1,468.81 20251020-0083502	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Lawrence The actual consideration or value, whichever is greater, for this transfer is $396,975.00. Affiant Subscribed and sworn to before me, this the 17th day of October, 2025. Notary Public My Commission Expires: _____ (AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Isaiah Luke Harris and Victoria Ann Sutton	NEW OWNER	149-07-0A-027.00 CO
765 Dover Glen Drive	765 Dover Glen Dr	
Antioch, TN 37013	Antioch TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Elvin Figueroa

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Isaiah Luke Harris and Victoria Ann Sutton, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 27, on the plan of Chelsea Village, Section 1, of record in Book 7900, Page 119, 120 and 121, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Elvin Figueroa by Warranty Deed from Tu Than Du Dang, married man, dated 1/14/2022 and recorded 1/19/2022 in Instrument No. 20220119-0007232, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 8082, Page 329, as amended in Book 8083, Page 386 and Book 8842, Page 434;

HOA Charter of record in Book 8813, Page 192; Conveyance of Common Areas of record in Book 8838, Page 542; Deed of Conveyances for Water Mains and Sanitary Sewers of record in Book 8127, Page 873, Book 8127, Page 878, and Book 8127, Page 913; all matters as shown on the Boundary Plat of record in Instrument No. 20030203-0014146; and all existing easements and all other matters as shown on plat of record in Book 7900, Pages 119, 120, and 121, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 765 Dover Glen Drive, Antioch, TN 37013

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 16th day of October, 2025.

Elvin Figueroa

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me personally appeared Elvin Figueroa, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of October, 2025.

Notary Signature
My commission expires: 10/21/2028



CERTIFICATION

I, Sondra Mounger (owner/preparer of document), 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 10/16/25 (date)

Affiant Signature

10/16/25
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 16 day of Oct 2025

Notary Signature

My Commission Expires 7/5/28

JULIE GANG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY