Karen Johnson Davidson County
Batch# 1351896 DEEDWARR
12/01/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20251201-0095093

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

File No. AD-25-11418

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 26 day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 10/24/2028
(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
Sarah L. Archer	Primis Mortgage Company	
(NAME) 42 Twin Street	(NAME) 5535 Currituck Dr, Ste 120	091-14-0I-002.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Wilmington, NC 28403	
(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, **Nicholas Amaral, an unmarried man, and Katelyn Felts, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah L. Archer, single woman**, 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 Unit 42 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 505 Snyder Avenue, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20200916-0105883 as Amended in Instrument No, 20210114-0006405, being shown on Plat attached thereto as Exhibit "B", in the Register' s Of\u64257?egreesce, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas Amaral, an unmarried man, and Katelyn Felts, an unmarried woman, as Joint Tenants with Right of Survivorship by Warranty Deed from L.A.N.D Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210907-0119364 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 07, 2021 and Recorded on March 28, 2022, in Instrument No.20220328-0035462.

This is property more commonly known as 42 Twin Street, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 24th 25th day of November, 2025.

Nicholas Amaral

Katelyn Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th 25th day of November, 2025, before me personally appeared Nicholas Amaral and Katelyn Felts, 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 24th 25th day of November, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/25/2025 (date of document).

Jennifer Russell
Affiant Signature

11/26/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

