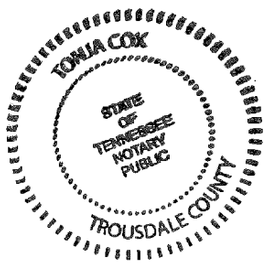
Karen Johnson Davidson County
Batch# 1392442 DEEDWARR
03/12/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20260312-0019907

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0073

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Komlanvi Amouzou Dahoubo and<br>Ablavi Amouzou Dahoubo | New Owner | Map:<br>149-01-0B-097.00CO |
| (NAME)<br>408 Hampstead S | (NAME) | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS ($388,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**NASH HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

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

**KOMLANVI AMOUZOU DAHOUBO AND ABLAVI AMOUZOU DAHOUBO, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 242 on the Plan of Phase III, Piccadilly Square, as of record in Plat Book 6250, Pages 892 thru 894, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nash Homes LLC, a Tennessee Limited Liability Company, by deed from Kwang Kil Choe and Young S. Choe, husband and wife, of record in Instrument No. 20250513-0037696, dated May 12, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 892-894, said Register's Office; (3) Information Brochure of record in Book 6236, Page 726, amended in Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439, in the Register's Office for Davidson County, Tennessee; (4) Sanitary Sewer Easement of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6298, Page 491, Book 6331, Page 481, Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 606, Book 6846, Page 653, Book 7389, Page 189 and Book 7883, Page 280, in the Register's Office for Davidson County, Tennessee; (5) Power Line Easement of record in Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee; (6) Water Main Easement of record in Book 7389, Page 213, in the Register's Office for Davidson County, Tennessee; (7) Articles of Incorporation of Charter for Homeowners Association of record in Book 6236, Page 703, amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423 and Book 7288, Page 964, in the Register's Office for Davidson County, Tennessee; (8) Charter for Homeowners Association of record in Book 7288, Page 963, in the Register's Office for Davidson County, Tennessee; (9) Restriction of record in Book 6355, Page 322, in the Register's Office for Davidson County, Tennessee; (10) Storm Water Detention Agreement of record in Book 6782, Page 518, in the Register's Office for Davidson County, Tennessee; (11) Deed of common areas to Homeowners Association of

record in Book 6236, Page 680, Book 6295, Page 503, Book 6496, Page 99 and Book 7778, Page 366, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683, amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Book 6830, Page 739, Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 408 Hampstead S, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of March, 2026.

Nash Homes LLC

BY: _____
Michael Adly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member respectively of Nash Homes, LLC, the within named bargainer, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of March, 2026.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# TRUE COPY CERTIFICATION

**Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021**

I, Kathy Williams Wrather *(custodian's name)*, 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 March 12, 2026 *(date of document)*.

Custodian's Signature — 3/12/26 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 12th day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28