RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-38125-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of April 2026 NOTARY PUBLIC My commission expires: August 31, 2027

Karen Johnson Davidson County
Batch# 1409187 DEEDWARR
04/21/2026 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20260421-0032890

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd. Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A Drake Jr 7593 Maggie Drive Antioch, TN 37013	Same address as new owner	182-02-0B-179.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 Dollars ($489,900.00) 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, **HAVEN BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **JAMES A. DRAKE, JR., A SINGLE MAN,** 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 179 on the Plan of Phase 10, Evergreen Hills, of record in Instrument #20220907-0100356, 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 Haven Builders, LLC, by Quitclaim Deed from HDP1, LLC, dated April _____, 2026, and of record in Instrument No. 202604210032889, in the Register's office of Davidson County, Tennessee.

Being a portion of the same property conveyed to HDP1, LLC, a Tennessee limited liability company, from Evergreen Hills, G.P., a Tennessee general partnership, by Special Warranty Deed dated April 4, 2019 and recorded April 5, 2019 in Instrument #20190405-0031241, 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 ___unimproved _X__ improved property, known as: 7593 Maggie Drive, Antioch, TN 37013

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 20th day of April , 2026

GRANTOR(S)

Haven Builders, LLC, a Tennessee Limited Liability Company

By: _____
Josh Schulz, President

STATE OF TENNESSEE
COUNTY OF Wilson

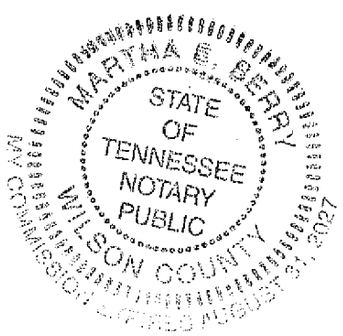
Before me, a Notary Public, of the state and county mentioned, personally appeared Josh Schulz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Haven Builders LLC, a Limited Liability Company, the within named bargainor, and that Josh Schulz, as such President, executed the foregoing instrument for the purpose therein contained, on behalf of Haven Builders, LLC.

WITNESS my hand and seal, this the 20 day of April 2026.

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027



Tennessee Certification of Electronic Document

I, Marty Berry, 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 4/20/26 (date of document).

Affiant Signature

4/21/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

