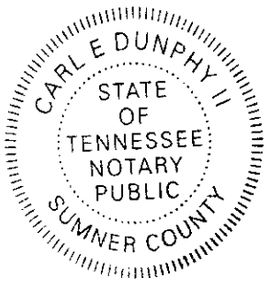
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Thomas	Kevin Thomas	081-07-0-245.00
(NAME)	(NAME)	
11018 Sebrite Drive	11018 Sebrite Drive	
(ADDRESS)	(ADDRESS)	
Austin, TX 78726	Austin, TX 78726	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 600141 **DEEDWARR**
03/25/2021 10:17:05 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20210325-0039275

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Build Trust Homes, LLC,** a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin Thomas,** married,hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42, on the plan of Menee's Subdivision of Lot No. 8 of the Thomas Woodards of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall Craft from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed for Tennessee on November 6, 2009, of record in Instrument Number 20091112-0104300, Register's Office for Davidson County, Tennessee. Further conveyed to Build Trust Homes, LLC, A Tennessee Limited Liability Company, from Randall L. Craft, unmarried by Warranty Deed on December 11, 2020, of record in Instrument Number 20201215-0147663, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1503 Clay Street, Nashville, TN 37208
(House Number) (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 my/our hands this 23rd day of March, 2021.

BUILD TRUST HOMES, LLC

Mina Naguib
Member

Wael Zaki
Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mina Naguib and Wael Zaki with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be members of Build Trust Homes, LLC and that they as such members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as members

WITNESS my hand and seal this 23rd day of March, 2021.

Notary Public
My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 202103032