Karen Johnson Davidson County
Batch# 705797 DEEDWARR
08/27/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20210827-0115905

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 9/20/24

(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
Lindsey Chrismon	New Owner	070-09-0E-002.00
(NAME)	(NAME)	
3216 Lincoln Avenue	3216 Lincoln Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Lindsey Chrismon and John Gabriel Chrismon, wife and husband,** 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:

Unit/Lot Number "B", together with common areas, as established by Declaration of Conditions and Restrictions for Homes At 3214 Lincoln Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20171204-0123507, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20171204-0123507, Register's Office for Davidson County, Tennessee.

Being the same property to BUILD TRUST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from Jordan Shipley, Married and Benjamin Dubose, married by Warranty Deed on January 23, 2020, of record in Instrument Number 20200127-0009603, Register's Office for Davidson County, Tennessee.

Subject to all matters of record on Plan of record in Book 421, Page 131 and Instrument Number 20171113-0116444, Register's Office for Davidson County, Tennessee.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20171204-0123507, Register's Office for Davidson County, Tennessee.

Easements and Restrictions of record in Instrument Number 20200122-0007627, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, and setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 3216 Lincoln Avenue, Nashville, TN 37218

(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 13th day of August, 2021.

BUILD TRUST HOMES, LLC

Mina Naguib
member

Wael Zaki
member

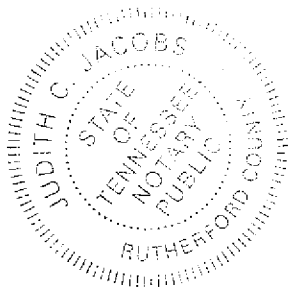
State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mena 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 13th day of August, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

File No.: 202107040



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/21 (date of document).

Jennifer L. Pennell

8/13/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

