Name and Address of New Owner:
Build Nashville, LLC
601 44th Ave N
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 735635 DEEDWARR
10/13/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211013-0137676

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13103018400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jane P. Callahan, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Build Nashville, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Neil Hunt Subdivision, as of record in Plat Book 974, Page 19, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jane P. Callahan, unmarried by Warranty Deed from Jeremy Kelton, unmarried dated October 27th 2010 and recorded October 29th 2010 of record in Instrument No. 20101029-0086712 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1700 Temple Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of October, 2021.

_____ (SEAL)
Jane P. Callahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2021, before me personally appeared Jane P. Callahan, 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 8th day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of October, 2021.

_____
Notary Signature
My commission expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Christy Burkhalter, 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 October 8, 2021.

Christy Burkhalter
Affiant Signature

10-8-2021
Date

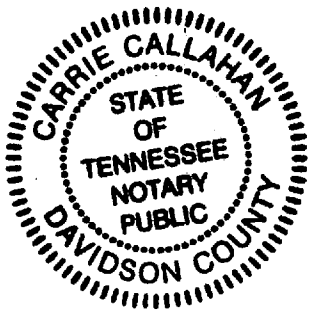
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 8 day of October, 2021.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-1700