Name and Address of New Owner:
Build Trust Homes, LLC
2016 Pulley Place
Nolensville, TN 37135

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 797363 DEEDWARR
01/31/2022 11:19:22 AM 2 pgs
Fees: $13.00 Taxes: $1,082.25
20220131-0010949

Map & Parcel No: 072-11-0-475

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, **Raymond C. Woods, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Build Trust Homes 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. 24 in the Maxey's Addition of the W.J. Myers Subdivision, of record in Plat Book 332, page 66, said Register's Office.

Said Lot No. 24 fronts 50 feet on the easterly said of Burns Avenue and extends bank between parallel lines 150 feet to an alley.

Being the same property conveyed to Raymond C. Woods, unmarried by Warranty Deed from Bobby E. Turner and Barbara J. Turner, dated 06/30/2006 and filed of record in Instrument No. 20060706-0080735, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been 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: 2307 Burns Street, Nashville, TN 37216

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 25th day of January, 2022.

_____ (SEAL)
Raymond C. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2022, before me personally appeared Raymond C. Woods, 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 25th day of January, 2022.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 $292,500.00, 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 25th day of January, 2022.

_____
Notary Signature
My commission expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY