WARRANTY DEED

Karen Johnson Davidson County
Batch# 807899 DEEDWARR
02/17/2022 02:29:39 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20220217-0018706

File No.: RES-22-4807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25 (AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Veenstra and Jaclyn Veenstra	Same as owner	091 15 0 305.00
(NAME)	(NAME)	
4807 Dakota Avenue Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ZACHARY VEENSTRA AND JACLYN VEENSTRA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 708 and the easterly 2 feet of the Southerly 26 feet of Lot 710, Block 33, plan of the Charlotte Park Company's First Addition to Nashville, as recorded in Book 57, Page 103, Register's Office for Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc. dated November 19, 1987, as follows:

Said property fronts 50 feet on the southerly side of Dakota Avenue and extends back 150 feet on the easterly lot line, to the northerly boundary of an alley; thence along said alley in a westerly direction, 52 feet to a point; thence in a northerly direction 26 feet to a point; thence in an easterly direction 2 feet to a point in the easterly boundary of Lot 710; thence following said boundary in a northerly direction 124 feet to the Northwest corner of the subject property, the point of beginning.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee limited liability company, by from Brian Bumbery, unmarried, Warranty Deed dated December 17, 2020, recorded on December 22, 2020, in Instrument No. 20201222-0152098, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4807 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 14th day of February, 2022

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

By: _____

Adam G. LaFevor, Authorized Agent

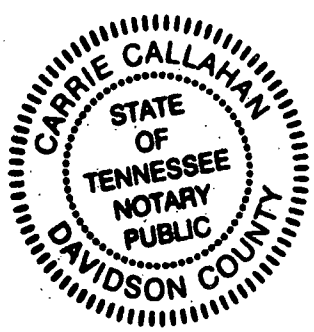
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, 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 Authorized Agent of Build Nashville DB2, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 14th day of February, 2022.

_____

Notary Signature
My commission expires: 3/3/25



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171