WARRANTY DEED

File #202201019

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/20/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dane Development LLC	Tristar Bank	081-03-0-070.00
(NAME)	(NAME)	
2207 15th Ave N	719 E College St	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Dickson TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **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 **Dane Development LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of H.N. Myer's Plan of record in Plat Book 21, Page 48, in the 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 Build Trust Homes, LLC, a Tennessee limited liability company by Warranty deed from John T. Gregath d/b/a J and L Investments, a Tennessee sole proprietorship of record in Instrument No. 20210617-0081828 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 17, 2021.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 21, Page 48, Register's Office for Davidson County, Tennessee.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☒
This is improved ☐ property, known as **2207 15th Avenue North, 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.

Karen Johnson Davidson County
Batch# 813912 DEEDWARR
03/02/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.43
20220302-0023788

Witness our hands this 18th day of February, 2022.

Build Trust Homes, LLC

BY: _____

Wael Zaki, Member

BY: _____

Mina Naguib, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Wael Zaki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Build Trust Homes LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and official seal at this 18th day of February, 2022.

Commission expires: 8/22/22

Vanessa E Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Mina Naguib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Build Trust Homes LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and official seal at this 18th day of February, 2022.

Commission expires:

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

8/22/22

Vanessa E Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/18/22 (date of document).

Affiant Signature

2/18/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18 day of February, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25