WARRANTY DEED

Karen Johnson Davidson County
Batch# 864658 DEEDWARR
05/31/2022 10:07:31 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20220531-0062335

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 7-16-23

(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
Mina Meshreky	Simmons Bank	135-09-0-007.00
(NAME)	(NAME)	
2022 A Forges Drive	1222 Demonbreun St. Suite 1101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37203	
(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, **Proverbs Build Homes, LLC,** a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mina Meshreky,** 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 Unit 2022-A of The Plan of Declaration of Protective Covenants Conditions and Restrictions for FORGES HOMES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for FORGES HOMES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20220308-0026406, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

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 as shown in Exhibit "D" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for FORGES HOMES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, 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 20220308-0026406, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey L. Laughlin and wife, Kelly M. Laughlin by deed from Willie Baker, unmarried, dated September 14, 1993 and filed for record in Book 9083, page 138, register's Office for Davidson County, Tennessee and further being the same property conveyed to Proverbs Homes, LLC, from Jeffrey L. Laughlin and wife, Kelly M. Laughlin by Warranty Deed on January 28, 2022, of record in Instrument Number 20220209-0015050, Register's Office for Davidson County, Tennessee and further conveyed by Deed of Correction and Quitclaim Deed to correct the Grantee's name to Proverbs Build Homes, LLC from Jeffrey L. Laughlin and wife Kelly M. Laughlin, dated April 6, 2022 and filed for record April 14, 2022 in Instrument No. 20220414-0043350 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 2022 A Forges Drive, Nashville, TN 37217

(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 27th day of May, 2022.

Proverbs Build Homes, LLC

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mansour Morgan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Member of Proverbs Build Homes, LLC and that he as such Authorized Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Member

WITNESS my hand and seal this 27th day of May, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23

File No.: 202205005

