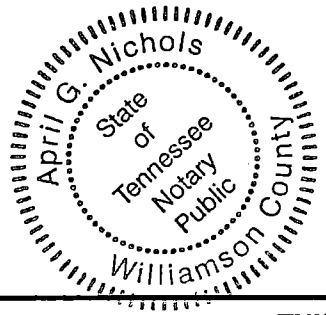
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00

Yakin Roman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of ~~July~~ June, 2022

Notary Public

MY COMMISSION EXPIRES: 6-24-2023

(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
Alexander Cortadillo	NEW OWNER	P/O 148-05-0-098.00
(NAME)	(NAME)	
354 Dade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 885434 DEEDWARR
07/07/2022 12:05:06 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63

20220707-0078483

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 **Alexander A. Cortadillo,** 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 "A" of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for 352 Dade Cottages, 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 352 Dade Cottages, A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20210622-0084263, 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 and Charter for the administration thereof, 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 Exhibit "D" of the Master Deed of record as Instrument Number 20210622-0084263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Proverbs Build Homes, LLC, a Tennessee limited liability Company from Mansour Morgan and Mina Naguib by Quitclaim Deed on September 9, 2021, of record in Instrument Number 20210910-0121559, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 354 Dade Drive, Nashville, TN 37211
(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 28 day of June, 2022.

PROVERBS BUILD HOMES, LLC

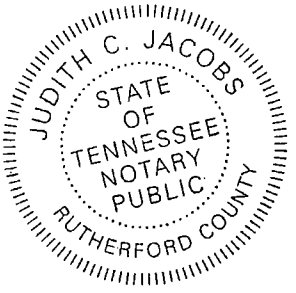
Mina Naguib
managing member

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 28th day of June, 2022.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23



File No.: 202205006