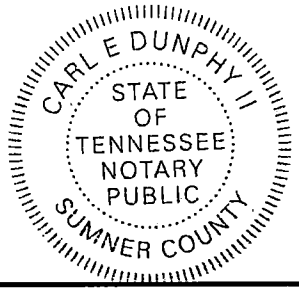
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(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
Proverbs Build Homes, LLC	Same as	069-15-0-033.00
(NAME)	(NAME)	
5629 Deer Valley Trl	New Owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 889428 **DEEDWARR**
07/15/2022 10:19:33 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20220715-0081364

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, , **Teresa Vie Cox aka Teresa Shaw a married woman, and Monte Manor, a widower,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Proverbs Build Homes, LLC, a Tennessee Limited Liability Company,** 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:

Being Lot Nos. 2 & 3, on the Resubdivision of a part of Lot No. 2 on the Plan of the Lands of Richard Hyde as of record in Book 4955, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 2 and 3, adjoin and front together 129.59 feet on the curving southeasterly margin of East Stewart Lane and extends back between lines measuring 232.19 feet on the southwesterly line and 291.20 feet on the northeasterly line in the rear measuring 69.26 feet thereon.

Being the same property conveyed to Teresa Cox, married and Monte Manor, unmarried from Curtiswood, L.L.C. by Warranty Deed on January 28, 2002, of record in Instrument Number 20020129-0012636, Register's Office for Davidson County, Tennessee. The husband of Teresa Vie Cox was conveyed any and all interest from William Ray Gill, by virtue of a Divorce proceeding, by Quitclaim Deed on February 6, 2004, of record in Instrument Number 20040520-0059570, Register's Office for Davidson County, Tennessee

Subject to all matters as shown on Plan of record in Book 4955, Page 53, Register's Office for Davidson County, Tennessee.

Kevin Shaw joins in this conveyance to convey any and all marital interest he may have in the subject property.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1604 E. Stewarts Ln, Nashville, TN 37218
(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 6th day of July, 2022.

Teresa Vie Cox AKA Teresa Shaw
Teresa Vie Cox aka Teresa Shaw

Monte Manor
Monte Manor

Kevin Shaw
Kevin Shaw

State of Tennessee
County of Davidson

Personally appeared before me Teresa Vie Cox aka Teresa Shaw , Kevin Shaw and Monte Manor, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2022.

Notary Public
My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 202206004