Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-4108

Karen Johnson Davidson County
Batch# 895954 DEEDWARR
07/29/2022 11:24:45 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20220729-0086586

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Kalee Willingham Barbis and Timothy Barbis, wife and husband,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Build Nashville, LLC, a Tennessee Limited Liability Company,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 13, Charlotte Avenue Church of Christ Addition to West Nashville, as shown on plat of record in Book 547, Page 199, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Kalee Willingham Barbis and Timothy Barbis, wife and husband, by deed dated August 3, 2018 of record in Instrument No. 20180807-007520, Register's Office of Davidson County, Tennessee.to which Plan reference is hereby made for a more complete description of the property.

Map & Parcel: 103-04-0-266

Property Address: 4108 Idaho Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 22 day of **July, 2022**

Kalee Willingham Barbis
Kalee Willingham Barbis

Timothy Barbis
Timothy Barbis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Kalee Willingham Barbis and Timothy Barbis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of **July, 2022**.

Notary Public

My commission expires:
1/25/26

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES JANUARY 25, 2026 COUNTY OF DAVIDSON

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$590,000.00.**

Affiant

Subscribed and sworn to before me, this 26 day of **July, 2022**.

Notary Public

My commission expires:
3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW PROPERTY OWNERS:

Build Nashville, LLC
A Tennessee Limited Liability Company
601 44th Ave N
Nashville, TN 37209

PERSON(S) RESPONSIBLE FOR TAXES:

Build Nashville, LLC
A Tennessee Limited Liability Company
601 44th Ave N
Nashville, TN 37209