WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Emily Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2022

Jill M Neely
Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(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
Hai Anh Dinh	New Owner	148-05-0I-001.00
(NAME)	(NAME)	
328 Dade Dr	328 Dade Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Build Trust Homes, LLC, a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hai Anh Dinh, unmarried**,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 all of Unit "A" Dade Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Protective Covenants Conditions and Restrictions for Dade Homes, a Planned Unit Development, of record as Instrument Number 20210928-0130100, Register's Office of Davidson County, Tennessee and depicted on the Site Plan attached thereto as Exhibit "B" to which plan 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 the Master Deed of record as Instrument Number 20210928-0130100, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Wael Zaki and Mariam Badie, Husband and Wife, from James E. Parker and wife, Anita B. Parker, Husband and Wife, tenants by the entireties by Warranty Deed on September 7, 2021, of record in Instrument Number 20210913-0121968, Register's Office for Davidson County, Tennessee and further conveyed to Build Trust Homes, LLC from Zaki Wael and Mariam Badie, by Quitclaim Deed on December 10, 2021, of record in Instrument Number 20220112-0004227, Register's Office for Davidson County, Tennessee.

The previous conveyance containing a typographical error of transposing the Grantors name, the same being corrected by an Affidavit of Scivener's Error dated September 20, 2022 and filed for record as Instrument No. ____202209280107093_____ in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 922382 DEEDWARR
09/28/2022 08:43:30 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20220928-0107094

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 328 Dade Dr. Unit "A", 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 22nd day of September, 2022.

BUILD TRUST HOMES, LLC

Mina Naguib
authorized member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 authorized member of Build Trust 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 22nd day of September, 2022.

Notary Public
My Commission Expires: 7-21-26

File No.: 202208019

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Emily Manna, 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 9/22/22

Date

Affiant Signature

9/22/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of Sept. 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON