WARRANTY DEED

Karen Johnson Davidson County
Batch# 955494 DEEDWARR
12/28/2022 10:29:02 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20221228-0133047

JONATHON TRISTON JACKS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 10-22-25

(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
Jaky Boulos	New Owner	147100A00100CO
(NAME)	(NAME)	
6207 Kew Garden		
(ADDRESS)	(ADDRESS)	
Smyrna , TN 37167		
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jaky Boulos,** 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 DURRETT HOMES**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20220511-0053564, 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 DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, 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 20220511-0053564, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to June Dale Williams and James E. Williams, Sr., from June Dale Williams, by Deed Creating Tenancy by the Entireties on June 18, 2020, of record in Instrument Number 20200624-0068004, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Proverbs Build Homes, LLC, a Tennessee limited liability company from June Dale Williams and James E. Williams, Sr., wife, and husband, by Warranty Deed on April 27, 2022 of record in Instrument Number 20220502-0050471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jaky Boulos, a married person from Proverbs Build Homes, LLC, a Tennessee limited liability company by Quitclaim Deed on June 7, 2022, of record in Instrument Number 20220608-0065449, Register's Office for Davidson County, Tennessee **and further conveyed to Proverbs Build Homes, LLC a Tn limited liability company by Quitclaim Deed from Jaky Boulos by in Instrument No. 20221216-0130269 in the Register 's Office for Davidson County, Tennessee..**
Subject to all matters as shown on Plat of record in Plat Book 2331, Pages 82-84, Register's Office for Davidson County, Tennessee.

Subject to all matters on Master Deed of The Plan of DURRETT HOMES, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20220511-0053564, Register's Office of Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 620A Durrett Dr, 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 21st day of December, 2022.

PROVERBS BUILD 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 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 21st day of December, 2022.

Notary Public 12-23-25
My Commission Expires: _____

File No.: 202212007

JONATHON RISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD