Karen Johnson Davidson County
Batch# 961819 DEEDWARR
01/18/2023 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $5,546.30
20230118-0003890

WARRANTY DEED

George Ziadeh
State of Tennessee Notary Public
Williamson County

File No.: RES-22-3906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayme C. Long	Jayme C. Long	092-13-0-239.00
(NAME)	(NAME)	
325 1st Place Manhattan Beach, CA 90266	325 1st Place Manhattan Beach, CA 90266	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JAYME C. LONG, TRUSTEE OF THE JAYME C. LONG TRUST DATED OCTOBER 19, 2022**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 200 feet of Block 32 on the plan of Charlotte Park, Second Addition Extended, of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 50 feet on the north side of Dakota Avenue, formerly Fourth Avenue, and runs back between parallel lines (parallel to and 150 feet east of the easterly margin of Fortieth Avenue, North) 150 feet to an alley.

Being the same property conveyed to Build Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Brinley A. Addington, unmarried and Mark E. Addington and wife, Judy T. Addington, as joint tenants with right of survivorship of record in Instrument No. 20211209-0163049 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 09, 2021.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3906 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 16th day of January, 2023

Build Nashville LLC, a Tennessee Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Natalie A. McKee of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Build Nashville LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson, this 16th day of January, 2023.

_____
Notary Signature

Natalie A. McKee
Printed Name: _____

My commission expires: 10/20/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shelly M. Walling *(custodian's name)*, 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 January 16, 2023 *(date of document)*.

Shelly M Walling — Custodian's Signature

1/17/2023 — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County