Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 965797 DEEDWARR
01/30/2023 01:48:55 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50

20230130-0006863

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(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
Aaron Moses Jackson	Newrez LLC	135090A00200CO
(NAME)	(NAME)	
2022 B Forges Drive	1100 Virginia Dr. #125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

A Bill

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 Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Moses Jackson and wife, and Lacy Cheri Jackson,** 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 2022-B of The Plan of Declaration of Protective Covenants Conditions and Restrictions for FORGES HOMES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for FORGES HOMES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20220308-0026406, 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 The Plan of Declaration of Protective Covenants Conditions and Restrictions for FORGES HOMES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, 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 20220308-0026406, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Proverbs Homes, LLC, from Jeffrey L. Laughlin and wife, Kelly M. Laughlin by Warranty Deed on January 28, 2022, of record in Instrument Number 20220209-0015050, Register's Office for Davidson County, Tennessee and further conveyed by Deed of Correction and Quitclaim Deed to correct the Grantee's name to Proverbs Build Homes, LLC from Jeffrey L. Laughlin and wife Kelly M. Laughlin, dated April 6, 2022 and filed for record April 14, 2022 in Instrument No. 20220414-0043350 in the Register's Office for Davidson

Subject to all matters as shown on Plan of record in Book 2900, Page 95, Register's Office for Davidson County, Tennessee.

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 The Plan of Declaration of Protective Covenants Conditions and Restrictions for FORGES HOMES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, 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 20220308-0026406, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities. Subject to Declaration Restrictions and Covenants for SCM's for regulated Residential Infill of record in Instrument No. 20230110-0002163 Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2022 B Forges Drive, Nashville, TN 37217

(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 27th day of January, 2023.

Build

PROVERBS HOMES, LLC

Mina Naguib
authorized member

State of Tennessee
County of Davidson

+ Build

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 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 27th day of January, 2023.

Notary Public _____
My Commission Expires: 10-23-25

File No.: 202212005

