Name and Address of New Owner:
Jeffrey Mathews and Tasha DeRegis DeRegis
3407 Clarksville Pike
Nashville, TN 37218
Send Tax Bills To:
Jeffrey Mathews and Tasha DeRegis DeRegis
Same.

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 069-16-0-016-00

Karen Johnson Davidson County
Batch# 974376 DEEDWARR
02/27/2023 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20230227-0013579

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Build Eng Corp**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey Mathews, and Tasha s DeRegis, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Three tracts of land in the Village of Bordeaux, in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:

Tract No. 1: Beginning at a point in the southwesterly margin of New Highway No. 112, 180 feet from Manchester Avenue, being a point 15 feet, more or less, northeasterly from the northwesterly corner of a lot conveyed to Lena L. Nelson, by deed from L. A. Nelson and wife, of record in Book 1033, page 50, Registers Office for said County; and running thence north 56 deg. 59 min west, with the southwesterly margin of said New Highway No. 112, 60 feet, more or less, to the northeasterly corner of a lot conveyed to J. W. Coleman and wife, Lou Vina Coleman, by deed from J. L. Robins and wife, of record in Book 932, Page 500, said Register's Office; thence southwesterly, with the line of said lot 150 feet, more Or less, to the southeasterly corner of said lot, being also the northeasterly corner of a lot of land conveyed to Mrs. Loula M. McPherson by deed from W. E. Hyde and wife, of record in Book 494, page 388, said Registers Office; thence south 52-1/2 deg. east 60 feet, more or less, to the southwesterly corner of a lot of land conveyed to Mrs. Maggie Robins by deed from L. A. Nelson of record in Book 496, Page 405, said Register's office; and thence northeasterly 150 feet, more or less, to the beginning.

Tract No. 2: Beginning at a point in the southwesterly margin of New Highway No. 112, said beginning point is the northwest corner of property conveyed to C.L. Maxwell and wife, by deed from Joe Walkup, Trustee, of record in Book 1303, Page 141, Register's Office for said County; thence with the southwesterly margin of New Highway No. 112, northwesterly 74 feet to Coleman's southeast line, thence with Coleman's line in a southwesterly direction 150 feet, more or less, to a point, thence southeastwardly 74 feet to a point; thence in a northeasterly direction 150 feet, more or less, to the southwesterly margin of New Highway No. 112, the point of beginning.

Tract No. 3: Beginning on the southwesterly margin of New Highway No. 112 at the northwest corner of the property conveyed to Virgil McCool and wife, by deed from J. W. Coleman and wife, of record in Book 1306, page 608, Register's Office for said County; thence with McCool's west line southwestwardly 150 feet, more or less, to McCool's southwest corner; thence northwestwardly 178 feet, more or less, to the southeasterly margin of Ashton Avenue, thence with said Avenue northeastwardly 150 feet, more or less, to the southwesterly margin of Highway No. 112; thence with said Highway southeastwardly 110 feet , more or less, to the point of beginning.

Being the same property conveyed to Build-Eng Corp. Inc., a New York Corporation by Warranty Deed from 3407 Clarksville Pike, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20190111-0003198 in the Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 11, 2019.

For Information Only: Being Parcel 069-16-0-016-00
Being also known as 3407 Clarksville Pike, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

202302270013579

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of February, 2023.

Build Eng Corp

By: _____
David Eng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2023, before me personally appeared David Eng of Build Eng Corp, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2023.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of February, 2023.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/23/23 (date of document).

Regina Sullo
Affiant Signature

2/27/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 27 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

