WARRANTY DEED

Karen Johnson Davidson County
Batch# 987470 DEEDWARR
04/03/2023 09 44 01 AM 2 pgs
Fees $13 00 Taxes $925 00

20230403-0023766

LR-SC-23-3978

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 12-23-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Build Trust Homes, LLC **Fahim Eryan**		
(NAME) **3978 Taylor Road**	(NAME) ← Same	**147-08-0-175 00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BUILD TRUST HOMES, LLC AND FAHIM ERYAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

TRACT I. LAND in the fifth Civil District of said County and State, described as follows

BEGINNING on the easterly margin of Taylor Road, at the southwest corner of property conveyed to William Staten and wife, by deed from Andrew A Jordan and wife, of record in Book 4280, Page 796, thence with Staten's South line east 174 2 feet to his southeast corner thence with his east line north 53 feet, thence west 180 feet more or less to the easterly margin of Taylor Road, thence with said Road south 53 feet to the point of beginning

Being a portion of the same property conveyed to Suburban Cowboys, LLC, a Tennessee limited liability company by Warranty Deed from Steven Robertson, Trustee under The Revocable Trust Agreement of Edith Robertson Dated February 13, 2012 of record in Instrument No 20210518-0067409 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **3978 Taylor Road, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 31st DAY OF MARCH, 2023

Suburban Cowboys, LLC

BY _____
Sean Kelly
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of March, 2023

Mary Frances Rudy

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212