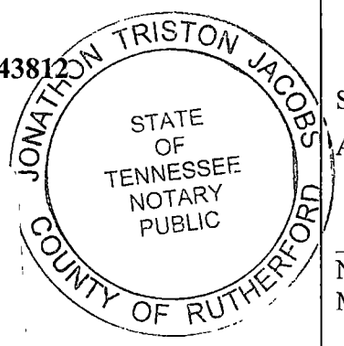
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230243812



Karen Johnson Davidson County
Batch# 988566 DEEDWARR
04/05/2023 09 32 01 AM 2 pgs
Fees $13 00 Taxes $647 50



20230405-0024668

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2023.

Notary Public
My Commission Expires: 6-23-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Build Trust Homes, LLC 1423 B Rosebank Ave Nashville, TN 37216	← Same	Tax Parcel ID No 084-01-0J-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Cofer and Claudia Cofer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Build Trust Homes, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1423 Rosebnk Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190702-0064693, as amended in Instrument No. 20230403-0023932, and as amended in Instrument No. 20230405-0024662, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Mark Cofer and Claudia Cofer, husband and wife by Quitclaim deed from Fred Groves, Jr. of record in Instrument No. 20150330-0027254 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 30, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 54, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 1423 Rosbank Avenue of record in Instrument Number 20190702-0064693, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20190702-0064683, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4096, Page 919, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1423B Rosebank Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2023.

Mark Cofer

Claudia Cofer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Cofer and Claudia Cofer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2023.

Notary Public
My Commission Expires: _____

