WARRANTY DEED

Karen Johnson Davidson County
Batch# 998893 DEEDWARR
05/02/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20230502-0032593

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 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
Emad Boleus	CMG Mortgage	150-06-9D-001.00
(NAME)	(NAME)	
3026 Wilford Pack Court	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Build Trust Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emad Boleus and Dalia Abdelmaseh, husband and wife,** 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 "A", of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for Wilford Cottages, 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 Wilford Cottages, a Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20210729-0102255, 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.

Being part of the same property conveyed to Build Trust Homes, LLC, a Tennessee Limited Liability Company from Ron J. Andriotto, Sr. and Carol A. Andriotto, by Warranty Deed on November 17, 2020, of record in Instrument Number 20201222-0152110, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 6250, Page 785, 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 WILFORD COTTAGES, 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 20210729-0102255, Register's Office for Davidson County, Tennessee.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 3026 Wilford Pack Court, Antioch, TN 37013

(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 28th day of April, 2023.

BUILD TRUST HOMES, LLC

Wael Zaki
authorized member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Wael Zaki 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 Build Trust 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 28th day of April, 2023.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: 202302012

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 28, 2023.

J. Carlton Drumwright

April 28, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 28, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY