Karen Johnson Davidson County
Batch# 1019414 DEEDWARR
06/27/2023 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20230627-0048783

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2023

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(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
Matthew Walker Burke	**Aspire Home Loans**	148-010-B-..2.00 CO
(NAME)	(NAME)	
223 Lucky Dr	**3801 N. Capital of Texas Hwy J-180**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Austin, TX 78746**	
(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, **Proverbs Build Homes, LLC**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Walker Burke and Nicole Burke,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 "B" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for **3708 Turley 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 **3708 Turley Homes**, A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20220808-0089840, 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 **3708 Turley 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 202208008-0089840, Register's Office for Davidson County, Tennessee.

Being part the same property conveyed to Curtis L. Konecne and spouse, Cheryl A. Konecne from W. Newsom Reasonover and spouse, Dorothy T. Reasonover, by Warranty Deed on May 29, 2008, of record in Instrument Number 20080530-0055113, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jaky Boulos, a married woman from Curtis L. Konecne and spouse, Cheryl A. Konecne, by Warranty Deed on June 13, 2022, of record in Instrument Number 20220708-0078819, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Proverbs Build Homes, LLC a Tennessee limited liability Company by Quitclaim Deed from Jaky Boulos, a Married woman dated April 19th, 2023 and filed for record in Instrument No. 20230420-0029077 Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 223 Lucky Dr, Nashville, TN 37211

(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 22nd day of June, 2023.

Proverbs Build Homes, LLC

By: _____
Mina Naguib
Its: Authorized Representative

State of Tennessee
County of Davidson

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 to be Authorized Representative of Proverbs Build Homes, LLC and that he as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Representative.

WITNESS my hand and seal this 22nd day of June, 2023.

_____
Notary Public
My Commission Expires: 10 03 25

File No.: 202303009

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/22/2023.

D. Shayne Adair

6/23/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 **day of** June, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026