STATE OF ~~TENNESSEE~~ TX
COUNTY OF Harris

SHAAN RIZVI
Notary Public, State of Texas
Comm Expires 06-06-2026
Notary ID 133797140

The actual consideration or value, whichever is greater, for this transfer is $ 3,100,000 00

Tracy Perry
Affiant

Subscribed and sworn to before me, this 14th day of July, 2023.

Shaan Rizvi
Notary Public

(Notary Stamp)

My commission expires 06-06-2026

Karen Johnson Davidson County
Batch# 1026844 DEEDWARRSP
07/17/2023 10 16 19 AM 2 pgs
Fees. $13 00 Taxes $11,470 00

20230717-0054573

**THIS INSTRUMENT PREPARED BY:**
Keith H Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# SPECIAL WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **4618 Belmont Park Terrace Trust u/a/d May 25, 2023** | 4618 Belmont Park Terrace Trust c/o Wiatr & Associates | **131-11-0-073.00** |
| **4618 Belmont Park Terrace** | 1212 8th Ave. S., Suite 102 | |
| **Nashville, TN 37215** | Nashville, TN 37203 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Partners in Building of Tennessee, LLC, a Tennessee limited liability company**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**R. L. Moore, Trustee of 4618 Belmont Park Terrace Trust u/a/d May 25, 2023**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 31 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Pages 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 31 fronts 189 feet on the east side of Belmont Park terrace and runs back between lines, 238 7 feet on the North Line and 243 9 feet on the South line to a dead line in the rear which is a broken line on which it measures 189 6 feet

Being the same property conveyed to Partners in Buildings, LLC, a Tennessee limited liability company by Warranty Deed from Michael J Lemming and Megan E Ernst Lemming, husband and wife of record in Instrument No 20210405-0043631, Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on April 05, 2021

This is improved property known as **4618 Belmont Park Terrace, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ____ day of July, 2023

Partners in Building of Tennessee, LLC, a Tennessee limited liability company

BY _____

Mike Nijoka, Authorized Agent

**STATE OF TEXAS**
**COUNTY OF HARRIS**

Before me, the undersigned, of the state and county aforesaid, personally appeared Mike Nijoka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Authorized Agent of Partners in Building of Tennessee, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instruments for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent

Witness my hand and official seal this 7th day of July, 2023.

_____
Notary Public
SHAAN RIZVI

Commission Expires 06-06-2024

SHAAN RIZVI
Notary Public, State of Texas
Comm Expires 06-06-2026
Notary ID 133797140