WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030254 DEEDWARR
07/25/2023 10 26 43 AM 2 pgs
Fees $13 00 Taxes $15,910 00

20230725-0057205

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.. RES-23-4641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jordan Schmidt	New Owner	131 15 0 003 00
(NAME)	(NAME)	
4641 Benton Smith Road Nashville, TN 37215	Same	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JORDAN SCHMIDT, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 32 on the plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee limited liability company, from Lori J Good Grimes, married (joined by her husband, Gerald Grimes), by Warranty Deed dated October 5, 2021, recorded October 8, 2021, in Instrument No 20211008-0135605, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record; 3) All easements of record, 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations.

This is **improved** property, known as 4641 Benton Smith Road, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 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 24th day of July, 2023.

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

By: _____
Adam G LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

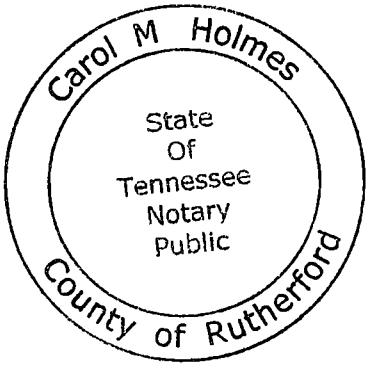
Before me, Carol M Holmes of the state and county mentioned, personally appeared Adam G LaFevor, Authorized Agent of Build Nashville DB2, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Build Nashville DB2, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Build Nashville DB2, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN this 24th day of July, 2023.

Carol M Holmes
Notary Signature

Printed Name: Carol M Holmes

My commission expires 2/19/24



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171