WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030729 DEEDWARR
07/26/2023 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $312.65
20230726-0057519

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2027

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
Skyline Development, LLC	Same as	084-10-0-032.00
(NAME)	(NAME)	
PO Box 113511	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37222		
(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 **Skyline Development, LLC, a Tennessee limited liability company** 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 the Third Civil District of Davidson County, Tennessee, being Lot No. 43 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, said R.O.D.C., TN.

Said Lot No. 43 adjoins Lot No. 42 and front together 140 feet on the southerly side of Maplecrest Drive and extend back between lines 150.9 feet on the westerly side and 150.8 feet on the easterly side, to a dead line in the rear, on which they measure 140 feet.

Being the same property conveyed to BUILD TRUST HOMES, LLC, a Tennessee limited liability company from A.H. JOHNSON CO., L.L.C., a Tennessee limited liability company, by Special Warranty Deed on January 4, 2023, of record in Instrument Number 20230105-0000834, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 2231 Maplecrest Dr,, Nashville, TN 37214
(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 25th day of July, 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 to be Authorized Representative of Build Trust 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 25th day of July, 2023.

Notary Public Judy Jacobs
My Commission Expires: 6-23-25

File No.: 202306001



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 25, 2023**.

Date

D Hardwick

Affiant Signature

July 26, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026