Karen Johnson Davidson County
Batch# 1032922 DEEDWARR
08/01/2023 10 33 20 AM 2 pgs
Fees $13.00 Taxes $1,147 00
20230801-0059216

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

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

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My commission expires: 6-23-25

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Build Trust Construction, LLC		150-05-0-069
5629 Deer Valley Trl	← Same	
Antioch, TN 37013		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kathleen Flanigan, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Build Trust Construction, LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 628, as shown on the map entitled Section 12, Edge-O-Lake Estates, of record in Book 3842 Page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kathleen Flanigan, an unmarried woman, by deed from George T. Foster and wife, Rita B. Foster of record in Instrument No. 20200921-0108125, Register's Office for Davidson County, Tennessee, and dated September 18, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Edge-O-Lake of record in Book 3842 Page 236 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2958 Anderson Road, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of July, 2023.

Kathleen Flanigan

STATE OF Illinois
COUNTY OF Lee

On this 12th day of July, 2023, before me personally appeared Kathleen Flanigan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 12th day of July, 2023.

Notary Signature
My commission expires: 9/22/2026

PATRICIA ANN ARMSTRONG
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 22, 2026