WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044348 DEEDWARR
08/30/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $12,576.30
20230830-0068104

File No.: RES-23-6733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 NUMBER
David Hall Hodges	NEW OWNER	102 12 0 037.00
(NAME)	(NAME)	
2300 Charlotte Ave Nashville, TN 37203	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, 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, **DAVID HALL HODGES, A 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 in the 8th Civil District of said County, and being Lot No. 144, on the Plan of Horton Heights, Section VI, as of record in Book 2133, Page 24, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 144 fronts 131 feet on the Southerly side of Fleetwood Drive and extends back between lines 292.4 feet on the Easterly side and 245.4 feet on the Westerly side to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company, from Troy Gilbert Gilchrist in his capacity as the Trustee of the Lurie B. Walker Family Trust, by Warranty Deed dated May 2, 2022, recorded May 10, 2022, in Instrument No. 20220510-0053368, in the Register's Office of 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 6733 Fleetwood Drive, Nashville, TN 37205
(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 23rd day of August, 2023.

Build Nashville, LLC, a Tennessee Limited Liability Company

By: _____, Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

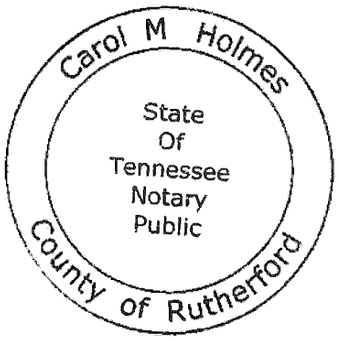
Before me, Carol M Holmes of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Agent of Build Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Build Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Build Nashville, 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 23rd day of August, 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~~

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 23, 2023**.

Affiant Signature

August 30, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

