2023-0793

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 6/30/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
Jensen Masuda	Jensen Masuda	147-10-0A-002.00
(NAME)	(NAME)	
620B Durrett Dr	620B Durrett Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1046321 DEEDWARR
09/05/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230905-0069488

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, **Proverbs Build Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jensen Masuda and Sierra Masuda, husband and wife** 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 Davidson County, Tennessee, **being Unit B of The Plan of DURRETT HOMES**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20220511-0053564, amended in Instrument Numbers 20220523-0059349 and 20220927-0106944, and Third amendment in Instrument No. 20230825-0066548 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws as shown in Exhibit "D" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20220511-0053564, amended in Instrument Numbers 20220523-0059349 and 20220927-0106944, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to June Dale Williams and James E. Williams, Sr., from June Dale Williams, by Deed Creating Tenancy by the Entireties on June 18, 2020, of record in Instrument Number 20200624-0068004, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Proverbs Build Homes, LLC, a Tennessee limited liability company from June Dale Williams and James E. Williams, Sr., wife, and husband, by Warranty Deed on April 27, 2022 of record in Instrument Number 20220502-0050471, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jaky Boulos, a married person from Proverbs Build Homes, LLC, a Tennessee limited liability company by Quitclaim Deed on June 7, 2022, of record in Instrument Number 20220608-0065449, Register's Office for Davidson County, Tennessee **and further conveyed to Proverbs Build Homes, LLC a Tn limited liability company by Quitclaim Deed from Jaky Boulos by in Instrument No. 20221216-0130269 in the Register 's Office for Davidson County, Tennessee.**

Subject to all matters as shown on Plat of record in Plat Book 2331, Pages 82-84, Register's Office for Davidson County, Tennessee.

Subject to all matters on Master Deed of The Plan of DURRETT HOMES, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20220511-0053564, Register's Office of Davidson County, Tennessee.

Taxes have been prorated and assumed by the Grantee(s).

Subject to Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill of record in Instrument No. 20230831-0068317 Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 620B Durrett Dr, Nashville, TN 37211

(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 1st day of September, 2023.

Proverbs Build Homes, LLC
a Tennessee limited liability company

By: _____
Mina Naguib
Its: Authorized Representative

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mina Naguib with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be authorized member of Proverbs Build Homes, LLC and that as such authorized member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as authorized member

WITNESS my hand and seal this 1st day of September, 2023.

JONATHAN TRENT JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public
My Commission Expires: 10-23-25

File No.: 202308011

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 9/1/23 (date of document).

Affiant Signature

9/5/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON