Karen Johnson Davidson County
Batch# 1046821 DEEDWARR
09/07/2023 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20230907-0070102

WARRANTY DEED

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-1806

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/19/24

(AFFIX SEAL)

File No.: RES-23-1806

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
Build Nashville, LLC	NEW OWNER	131 07 0 052.00
(NAME)	(NAME)	
601 44th Avenue North Nashville, TN 37209	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, **JAMIE H. LACY AND HUSBAND, DANIEL SATRE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 1 on the Map of Part One, Hunt Terrace, of record in Plat Book 1130, Page 53, as amended in Instrument No. 20131017-0108319, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jamie H. Lacy from D. Cordell Sain, unmarried, by Warranty Deed dated August 2, 2002, recorded August 6, 2002, in Instrument No. 20020806-0094735, in the Register's Office of Davidson County, Tennessee.

The said Jamie H. Lacy having since married Daniel Satre, who joins in this conveyance to transfer any and all title he may have in this property.

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 1806 Castleman Drive, 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 6th day of September, 2023.

Jamie H. Lacy

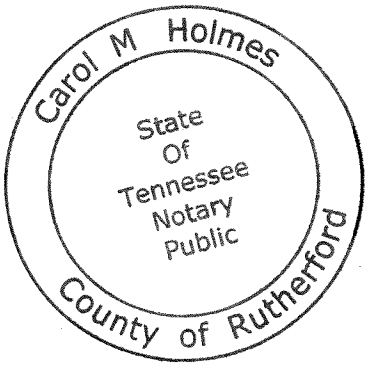
Daniel Satre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2023, before me personally appeared Jamie H. Lacy and Daniel N. Satre, 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 6th day of September, 2023.

Notary Signature
My commission expires: 2/19/24



RETURN TO:

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

Certificate of Authenticity

I, Tiffany Rooker, 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 September 6, 2023.

Tiffany Rooker
Affiant Signature

9/6/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6 day of September, 2023.

Carol M Holmes
Notary's Signature

My Commission Expires: 2/19/2024

Notary's Seal

