Karen Johnson Davidson County
Batch# 1047473 DEEDWARR
09/07/2023 02 46 56 PM 2 pgs
Fees. $13 00 Taxes $6,900 50
20230907-0070357

WARRANTY DEED

LESLIE CAMPBELL VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No . RES-23-969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,865,000 00

Carol M McOnes
Affiant

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

Leslie Campbell Vaughan
Notary Public

MY COMMISSION EXPIRES 10-21-24
(AFFIX SEAL)

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
Johan Kok	New Owner	118 09 4A 002 00 CO
(NAME)	(NAME)	
969 Draughon Avenue Unit B Nashville, TN 37204	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, **JOHAN KOK**, 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 969 Draughon Ave, a Horizontal Property Regime, of record in Instrument No 20220630-0076080, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description

Being the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company, from Paul R Lohr, III and Mary M Matthews, husband and wife, by Warranty Deed dated August 15, 2022, recorded August 17, 2022, in Instrument No 20220817-0093160, 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 969 Draughon Avenue, Unit B, Nashville, TN 37204
(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

Build Nashville, LLC, a Tennessee Limited Liability Company

By _____, Authorized Agent
Adam G LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

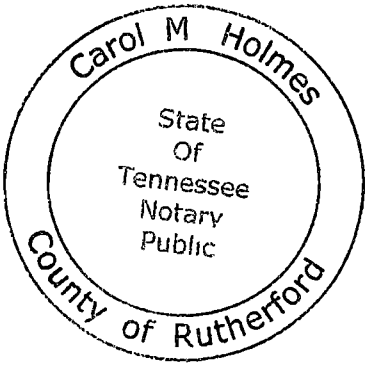
Before me, Carol M Holmes of the state and county mentioned, personally appeared Adam G LaFevor, Authorized Agent of Build Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent 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 6th day of September, 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