Karen Johnson Davidson County
Batch# 1061016 DEEDWARR
10/16/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20231016-0081191

WARRANTY DEED



File No.: RES-23-4108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/27/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow
101 Lea Ave
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Loh and Leo Luo	Truist Bank	103 04 0 266.00
(NAME)	(NAME)	
4108 Idaho Avenue Nashville, TN 37209	1001 Semmes Avenue, RVW 5024, Richmond, VA, 23224	
(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, **KATHERINE LOH AND LEO LUO, WIFE AND HUSBAND**, 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. 13 on the Map of Charlotte Ave. Church of Christ Addition to West Nashville, of record in Plat Book 547, Page 199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company, from Kalee Willingham Barbis and Timothy Barbis, wife and husband, by Warranty Deed dated July 22, 2022, recorded July 29, 2022, in Instrument No. 20220729-0086586, 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 4108 Idaho Avenue, Nashville, TN 37209
(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 12th day of October, 2023.

Build Nashville, LLC, a Tennessee Limited Liability Company

By: Kim Wyatt
Kim Wyatt, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mackenzie Hudson of the state and county mentioned, personally appeared Kim Wyatt, 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 Signor of Build Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Kim Wyatt, as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, this 12th day of October, 2023.

Notary Signature

Printed Name: Mackenzie Hudson

My commission expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Lenders Title Company
149 1st Avenue North
Franklin, TN 37064
(615) 224-3205

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 10/12/2023 (date of document).

Affiant Signature

10/12/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

