Box 14

37007-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067023 **DEEDWARR**
11/01/2023 10 31 51 AM 2 pgs
Fees $13 00 Taxes $1,517 00

20231101-0085391

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2023

Kimberly Beard
Notary Public

My commission expires 7-7-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Buildify, LLC, a Tennessee limited liability company	**OWNER**	**Map 105-16-0 Parcel 028-00**
1616 West End Ave., #3109		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sean Jewett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Buildify, LLC, a Tennessee limited liability company

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 Lot No. 14, on the Plan of Russwurm Heights, Section Two, of record in Book 2083, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sean Jewett, by Warranty Deed dated April 18, 2013, from Jimmie Troy Linville and Sharland Stergis and Jason Daniel and Ben Daniel, of record in Instrument No. 20130426-0041702, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Sean Jewett, pursuant to a Power of Attorney executed by him on the 14th day of October, 2023, of record in Instrument No. 20231101-0085390 **, Register's Office for Davidson County, Tennessee.**

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2083, Page 101, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **512 Waycross Drive, Nashville, TN 37211**

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 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 hand(s) this 30th day of **October, 2023.**

Sean Jewett by MBoyd, Attorney-in-Fact

Sean Jewett by Mike Boyd, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Mike Boyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Sean Jewett**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sean Jewett**, for the purpose therein contained, by signing the name of **Sean Jewett**, by himself as Attorney-in-Fact

Witness my hand and official seal at Nashville, Tennessee, this 30 day of **October, 2023.**

Kimberly Beard

Notary Public

My Commission Expires: 7-7-27

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027