WARRANTY DEED

Karen Johnson Davidson County
Batch# 1098597 DEEDWARR
02/06/2024 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,812.63
20240206-0008427

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 7/15/26

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Nichole Lehmann	New Owner	069-15-0-033.00
(NAME)	(NAME)	
1604 East Stewarts Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Nichole Lehmann and Larry Bernard Lehmann II, wife and husband** 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:

BEING LOT NO. 2 ON THE RESUBDIVISION OF A PART OF LOT NO. 2 ON THE PLAN OF THE LANDS OF RICHARD HYDE AS OF RECORD IN BOOK 4955, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING a part of THE SAME PROPERTY CONVEYED TO PROVERBS BUILD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM TERESA VIE COX AKA TERESA SHAW, A MARRIED WOMAN, AND MONTE MANOR, A WIDOWER, BY WARRANTY DEED JULY 6, 2022, OF RECORD IN INSTRUMENT NUMBER 20220715-0081364, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING a part of THE SAME PROPERTY CONVEYED TO PROVERBS BUILD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM PROVERBS BUILD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED ON AUGUST 18, 2022, OF RECORD IN INSTRUMENT NUMBER 20220902-0099368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1604 East Stewarts Lane, Nashville, TN 37218
(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 2nd day of February, 2024.

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 himself to be Authorized Representative of Proverbs Build Homes, LLC and that he as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Representative.

WITNESS my hand and seal this 2nd day of February, 2024.

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



File No.: 202312010

Certificate of Authenticity

I, Joshua A. Terry, 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 2/2/2024.

Affiant Signature – Joshua A. Terry

2/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27