WARRANTY DEED

Karen Johnson
Batch # 1105004
02/27/2024 01:14:54 PM
Fees: $13.00 Taxes: $1,776.00

20240227-0013284

Davidson County
DEEDWARR
2 pgs

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-02-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Karl Wendt	ORNL Federal Credit Union	069-15-0-041.00
(NAME)	(NAME)	
1608 East Stewarts Lane	221 S. Rutgers Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Oak Ridge, TN 37831	
(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, a Tennessee limited liability company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karl Wendt and Ashley Wendt, husband and wife** 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. 3, ON THE RESUBDIVISIOIN 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 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 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 1608 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 23rd day of February, 2024.

Proverbs Build Homes, LLC

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 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 as Authorized Representative.

WITNESS my hand and seal this 23rd day of February, 2024.

_____
Notary Public Judy Jacobs
My Commission Expires: 8-21-27

File No.: 202312009

