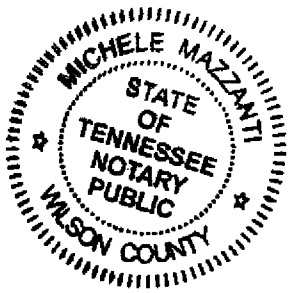
Karen Johnson Davidson County
Batch# 1111631 DEEDWARR
03/15/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240315-0018227

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 10-30-24

(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
Matthew Lane Howard	ServisFirst Bank	081-08-1U-001.00
(NAME)	(NAME)	
1727A Nassau St.	2500 Woodcrest Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL 35209	
(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, **Build Trust Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JUAN GALVIS AND LANE HOWARD, HUSBAND AND HUSBAND, AS TENANTS BY THE ENTIRETY, 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 Unit "A", on the Plan of Nassau Homes Townhome, attached as Exhibit "B", to the Declaration of Covenants, Conditions and Restrictions for Nassau Homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20220324-0034073, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Build Trust Construction, LLC, from Stanley Hewell, a married man and Jefferson Hewell, an unmarried man, by Warranty Deed on December 1, 2021, of record in Instrument Number 20211216-0166442, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to BUILD TRUST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from BUILD TRUST CONSTRUCTION, LLC, by Quitclaim Deed on August 18, 2022, of record in Instrument Number 20220927-0106675, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown in the plan of record in the Declaration of Covenants, Conditions and Restrictions for Nassau Homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20220324-0034073, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and

Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 1727A Nassau St., Nashville, TN 37208
(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 15th day of March, 2024.

BUILD TRUST HOMES, LLC

Mina Naguib
member/authorized signer

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 signer of Build Trust Homes, LLC and that he as such authorized signer executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Signer

WITNESS my hand and seal this 15th day of March, 2024.

Notary Public Build Trust Jacob
My Commission Expires: 10-23-25



File No.: 202402009

Certificate of Authenticity

I, Kinkra Spann, 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 03/15/2024.

Date

Affiant Signature

03/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of March, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY