WARRANTY DEED

Karen Johnson
Batch # 1112771
03/19/2024 12:13:23 PM
Fees: $13.00 Taxes: $2,164.50
20240319-0018916

Davidson County
DEEDWARR
2 pgs

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(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
Ajay Gupta	Movement Mortgage	081-08-1U-002.00
(NAME) 1727B Nassau St.	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Indian Land, SC 29707	
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ajay Gupta,** 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 "B", 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.

unimproved ☐

This is improved ☑ property, known as 1727B 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 18th day of March, 2024.

Build Trust 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 Build Trust Homes, LLC and that he as such 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 18th day of March, 2024.

_____
Notary Public Judy Jacobs
My Commission Expires: 6-23-25

File No.: 202402008

