Name and Address of New Owner:
Proverbs Build Homes
5629 Deer Valley Trail
Nashville, TN 37013

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch # 1115188 DEEDWARR
03/26/2024 11:42:18 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240326-0020941

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 069-12-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daphne Burney Stowe**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Proverbs Build Homes LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, being the northwest comer of a tract of land containing 4.21 acres, devised to Jordan B. Kennedy, Jr., under the terms of the Will of Jordan B. Kennedy, deceased, as of record in Will Book 40, page 247, and described according to a survey made 11/10/62, by T.R. Sanford, surveyor, as, follows:

Beginning at a point in the northeasterly margin of Hydes Ferry Pike at the southerly margin of a private driveway; thence along the margin of said driveway, North 62-1/2 deg. E, 211 feet to a point, at the comer of the land conveyed to Blaine Knight and wife, by deed of record in Book 1493, page 388; thence along the line of the Knight Lands, and along said line extended, South 37 deg. 20 min. W, 144 feet to the margin of Hydes Ferry Pike; thence with the margin of the same, North 57-1/2 deg. W, 200 feet to the point of beginning.

Being the same property conveyed to Daphne Burney Stowe and Clara Bell Burney by Quitclaim Deed dated August 16 2000 from Clara Bell Burney and daughter Daphne Burney, recorded September 1, 2000 in Instrument No. 2000901-0086771 in the Register's Office.

The said Clara Bell Burney aka Clara Miller Burney having since died on October 15, 2002 being survived by three children, Daphne Burney Stowe, Reginald U. Burney and Raleigh James Burney as attested on Probate Docket No. 02P1859, filed November 6, 2002.

The said Reginald U. Burney having since died on September 30, 2018 having no children and never been married leaving Daphne Burney Stowe as administrator per Probate Docket No. 19P991, filed June 4, 2019.

The said Raleigh James Burney having since died on May 28, 2015, being survived by two children, Zachary Burney and Quincy Burney as attested on Affidavit of Heirship recorded in Instrument No. 20240313-0017394 Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Daphne Burney Stowe, by Quitclaim deed from Zachary Burney, dated March 8, 2024, recorded 3/13/24, in Instrument No. 20240313-0017397 said Register's Office.

Being also the same property conveyed to Daphne Burney Stowe, by Quitclaim deed from Quincy Burney, dated March 8, 2024, recorded 3/13/24, in Instrument No. 20240313-0017395 said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of March, 2024.

Daphne Burney Stowe (SEAL)
Daphne Burney Stowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2024, before me personally appeared Daphne Burney Stowe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2024.

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael L. Jacobs
(Affiant)

Sworn to and subscribed before me this 13 day of March, 2024.

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 8-21-27
File No. 2024-6748-TS