Karen Johnson Davidson County
Batch# 1148393 DEEDWARR
06/18/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240618-0045726

2024-1171-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF montgomery

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$390,000.00.**

Affiant

Subscribed and sworn to before me this 17 day of June, 2024

Notary Public
My Commission expires: 9/15/27
(Affix Seal)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Heidi Nichole Carpenter	New Owner	05909001800
3036 Kings Lane		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rhys Built, LLC, a Tennessee Limited Liability Company, formerly known as Bridge Builder Capital, LLC, a Tennessee limited liability company** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Heidi Nichole Carpenter and Harvey Orlando Turner, wife and husband**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section One, Haynes Estates, as of record in Book 3700, Page 127, Register's Office for said County.

Said Lot No. 40 fronts 74.0 feet on the Northerly side of Kings Lane and runs back between lines, 145.0 feet on the Easterly side and 145.0 feet on the Westerly side to a line in the rear on which it measures 74.0 feet thereon.

Being the same property conveyed to Bridge Builder Capital, LLC, a Tennessee limited liability company, by Warranty Deed from Marcia P. Baxter, a single person, recorded on 05/30/2023 in Instrument No. 20230530-0040568, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3036 Kings Lane, Nashville, TN 37218.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 14th day of June, 2024.

Rhys Built, LLC, a Tennessee Limited Liability Company

By: _____
Maurice Faulk, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Maurice Faulk,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Rhys Built, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 6/14/24.

Affiant Signature – Joshua A. Terry

6/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27