Karen Johnson
Batch # 1150684
06/25/2024 11:10:07 AM
Fees: $13.00 Taxes: $506.90

Davidson County
DEEDWARR
2 pgs

20240625-0047361

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240547933**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whic for this transfer is: $137,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2024. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner: Fortuitous, LLC 3821 Ashland City Hwy Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 069-11-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Proverbs Build Homes, LLC, a Tennessee Limited Liability Company, previously incorrectly vested as Proverbs Builds Homes, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fortuitous, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in Davidson County, Tennessee, described partly according to a survey made by Lewis D, Justice, Surveyor, October 1951, as follows: Beginning at a stake on the northerly margin of the Ashland City Pike at the intersection of the northerly margin of said pike and the eastern boundary line of the property conveyed to Willie McCall and wife, by deed from Noah W. Cooper, of record in Book 634, Page 284, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Pike, South 81° 30' East-45.5 feet to a point; thence northeastwardly 240 feet, more or less, to a point on the southern boundary line of property conveyed to Walkup; thence with the southern boundary line of said Walkup property, North 71° 10' West-45.5 feet, to the northeast corner of said McCall property; thence with the eastern boundary line of said McCall property, South 34° 40' West-247 feet, to the beginning.

Being the same property conveyed to Proverbs Builds Homes, LLC a Tennessee Limited Liability Company by Warranty Deed from Brenda Joyce Burns Solomon, unmarried of record in Instrument No. 20240325-0020380 Register's Office for Davidson County, Tennessee, dated March 21, 2024 and recorded on March 25, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable and all years thereafter.

Subject to all matters as shown on survey made by Lewis D. Justice, Surveyor, October 19, 1951.

This is unimproved property located at 3821 Ashland City Hwy Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2024.

Proverbs Build Homes, LLC

By: Mina Naguib, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared 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 a Member of Proverbs Build Homes, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 7th day of June, 2024.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025