WARRANTY DEED

Karen Johnson Davidson County
Batch# 1165874 DEEDWARR
08/02/2024 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240802-0058951

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 3/15/26

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 NUMBER:
Sigfredo Amaya	Dew Owner	147-08-0F-001.00CO
(NAME)	(NAME)	
3978A Taylor Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 and Fahim Eryan, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ariana L. Amaya and Sigfredo M. Amaya, wife and husband,** 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" of The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 3978 TAYLOR ROAD A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 3978 TAYLOR ROAD A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20230405-0024651, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20230405-0024651, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Suburban Cowboys LLC, a Tennessee limited liability company from Steven Robertson, Trustee, under The Revocable Trust Agreement of Edith Robertson, by Warranty Deed on May 14, 2021, of record in Instrument Number 20210518-0067409, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BUILD TRUST HOMES, LLC AND FAHIM ERYAN from

SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warrant Deed on March 31, 2023, of record in Instrument Number 20230403-0023766, Register's Office for Davidson County, Tennessee.

This is investment Property and has never been occupied as a marital homestead.

unimproved ☐

This is improved ☑ property, known as 3978A Taylor Rd, Nashville, TN 37211
(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 31st day of July, 2024.

Fahim Eryan

Build Trust Homes, LLC
a Tennessee limited liability company

By: _____
Wael Zaki
Its: Authorized Representative

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Wael Zaki 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 Authorized Representative 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 31st day of July, 2024.

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

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for state and county aforementioned, Fahim Eryan with home i am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he executed the forgoing instrument for the purpose herein contained.

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

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No.: 202407014

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 7/31/2024.

Affiant Signature – Joshua A. Terry

8/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27