WARRANTY DEED

Karen Johnson
Batch # 1182960
09/18/2024 10:41:43 AM
Fees: $13.00 Taxes: $3,218.63

Davidson County
DEEDWARR
2 pgs

20240918-0072281

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(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
Aaron B. Mock	Aaron B. Mock	084-01-0J-002.00
(NAME)	(NAME)	
1423B Rosebank Avenue	1423B Rosebank Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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 **Aaron B. Mock and Shannon B. Chanler, both unmarried as joint tenants with rights of survivorship** 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" of The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1423 ROSEBNK AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1423 ROSEBNK AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20190702-0064693, 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 20190702-0064693, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mark Cofer and Claudia Cofer, husband and wife, from Fred Groves, Jr., by Quitclaim Deed on March 25, 2015, of record in Instrument Number 20150330-0027254, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Build Trust Homes, LLC, a Tennessee limited liability company from Mark

Cofer and Claudia Cofer, husband and wife, by Warranty Deed on April 4, 2023, of record in Instrument Number 20230405-0024668, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1423B Rosebank Avenue, Nashville, TN 37206
(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 17th day of September, 2024.

BUILD TRUST HOMES, LLC

Mina Naguib
Member

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 to be Member of Build Trust Homes, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Member.

WITNESS my hand and seal this 17th day of September, 2024.

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

File No.: 202408017

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD