Karen Johnson Davidson County
Batch# 1205340 DEEDWARR
11/14/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,160.43
20241114-0088822

WARRANTY DEED

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of **Montgomery**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 4/13/26

(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
Michelle Borkowski		083-07-4E-002.00
(NAME)	(NAME)	
2305 Oak Ct	NEW OWNER	
(ADDRESS)	(ADDRESS)	
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, **Proverbs Build Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michelle Borkowski and Matthew Bourke,** 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:

Being a certain private element unit situated within Davidson County, Tennessee, and being known as Unit B, together with the appurtenant common elements, of Homes at 909 Riverside Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 909 Riverside Drive, a Horizontal Property Regime with private elements, of record in Instrument Number 20210331-0042293, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 909 Riverside Drive provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the original plat of record in Book 1424, Page 33, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being part of the same property conveyed to Ramadan Lafta Albadran from Eastern Sun Investment, LLC, a Tennessee limited liability company, by Quitclaim Deed on January 14, 2020, of record in Instrument Number 20200115-0005252, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Proverbs Build Homes, LLC, a Tennessee Limited Liability Company from Ramadan Lafta Albadran, a married man, by Warranty Deed on April 8, 2024, of record in Instrument Number 20240411-0025785, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2305 Oak Ct, 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 25th day of October, 2024.

PROVERBS BUILD 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 Proverbs Build 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 25th day of October, 2024.

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

File No.: 202405019

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 10/25/24.

Affiant Signature – Joshua A. Terry

11/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/13/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27