aren Johnson Davidson County
Batch # 1209147 DEEDWARR
12/02/2024 10:42:04 AM 3 pgs
Fees: $18.00 Taxes: $2,301.40
20241202-0093360

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD JONATHON TRISTON JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 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
Camilo Parra Molina	Nexera Holding LLC	P/O 083-03-0-210.00
(NAME)	(NAME)	
1311A Riverside Dr	2100 Powell St ste 730	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Emeryville, CA 94608	
(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, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Camilo Parra Molina, an unmarried man,** 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" on the Plan of Riverside Homes, a Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20240403-0023462, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 20240403-0023462, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard J. Connor, Jr. by Warranty Deed from Thos. Irwin, an unmarried man of record in Book 971, Page 70, Register's Office for Davidson County, Tennessee, dated April 22, 1935, and recorded on April 23, 1935.

Richard J. Connor, Jr. died on or about August 24, 1992, his Last Will and Testament of record in Instrument Number 20200618-0063630, Register's Office for Davidson County, Tennessee, devising subject property to Mary Margaret O'Malley.

Mary Margaret O'Malley died on or about April 30, 2021.

Being part of the same property conveyed to Michelle M. O'Malley by Executor's Quitclaim Deed from Ann O. Jones, as Executrix of the Estate of Mary Margaret O'Malley of record as Instrument Number 20230501-0032149, Register's Office for Davidson County, Tennessee, dated February 23, 2023, and recorded on May 1, 2023.

Being part of the same property conveyed to Ann O. Jones, John O'Malley and Angela E. Von Mann, as tenants in common by Quitclaim Deed from Michelle M. O'Malley of record as Instrument Number 20230731-0059072, Register's Office for Davidson County, Tennessee, dated July 29, 2023 and recorded on July 31, 2023.

Being part of the same property conveyed to BFH Enterprises LLC by Warranty Deed from Ann O. Jones, John O'Malley and Angela E. Von Mann, and Michelle O'Malley, dated March 28, 2024 and recorded April 1, 2024 in Instrument Number 20240401-0022333, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to BUILD TRUST HOMES, LLC, from BFH ENTERPRISES, LLC, by Warranty Deed on March 27, 2024, of record in Instrument Number 20240401-0022337, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Riverside Homes, a Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20240403-0023462, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 1311A Riverside Dr, 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 26th day of November, 2024.

BUILD TRUST HOMES , LLC
a Tennessee limited liability company

Mina Naguib
authorized member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 member of Build Trust Homes , LLC and that he as such authorized member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as authorized member

WITNESS my hand and seal this 26th day of November, 2024.

Notary Public
My Commission Expires: 6-23-25

File No.: 202406009

