# WARRANTY DEED

Karen Johnson
Batch # 1230236
01/27/2025 09 34 16 AM
Fees $13 00 Taxes $1,628 00

Davidson County
DEEDWARR
2 pgs

20250127-0005931

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES 6-23-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS<br>Proverbs Build Homes | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME)<br>5629 Deer Valley Dr | (NAME)<br>← Same | 071160024000 |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Marcella McClain, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Proverbs Build Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, TN, being Lots No. 203 and 204 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.**

**Said Lot Nos. 203 and 204 front 31 feet each of the westerly side of North Seventh Street, and run back between parallel lines, 165 feet to an alley.**

**Being the same property conveyed to Marcella McClain, by virtue of that certain Executor Deed dated July 2, 2019, and being of record at Instrument No. 20190708-0066078 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1124 N 7th St Nashville, TN 37207
(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 hand this 24th day of January, 2025.

Marcella McClain

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marcella McClain**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of January, 2025

Notary Public

My Commission Expires: 7-3-28

