WARRANTY DEED

Karen Johnson
Batch # 1236277
02/11/2025 11 52 45 AM
Fees $13 00 Taxes $814 00

Davidson County
DEEDWARR
2 pgs

20250211-0010323

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(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
Michael Barnes	Same as NEW OWNERS	P/O 034-14-0-081 00
(NAME)	(NAME)	
903 Lake Park Dr.		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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,** a Tennessee limited liability company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Barnes,** 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 Lot Numbers 4 and 5, on the Final Plat Re-subdivision of Lot No 1, on the plan of Dean Acres of record in Instrument Number 20241217-0097901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property

Being the same property conveyed to Charles M Tuggle and wife, Mareece D Tuggle from Mary Nell Lee Dean, by Warranty Deed on July 1, 1968, of record in Book 4248, Page 111, Register's Office for Davidson County, Tennessee

Charles M Tuggle having since died on 9/30/2022, leaving the said Mareece D Tuggle the sole surviving tenant by the entirety

Being a part of the same property conveyed to Proverbs Build Homes, LLC, a Tennessee limited liability company from Mareece D Tuggle, by Warranty Deed on May 10th, 2024 of record in Instrument Number 20240514-0035460, Register's Office of Davidson County, Tennessee

unimproved ☑

This is improved ☐ property, known as 1134&1130 Snow Avenue, Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Instrument Number 20241217-0097901, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # W-NR-25-1142-2

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 7th day of February, 2025

PROVERBS BUILD HOMES, LLC

Judy Jacobs
Authorized Signor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Judy Jacobs with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Authorized Signor of Proverbs Build Homes, LLC and that she as such Authorized Signor executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Signor

WITNESS my hand and seal this 7th day of February, 2025

Notary Public _____
My Commission Expires 10-23-25

File No 202502004

