WARRANTY DEED

Karen Johnson
Batch # 1239638
02/21/2025 01 22 34 PM
Fees $13 00 Taxes $869 50
Davidson County
DEEDWARR
2 pgs
20250221-0013044

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 8-21-27

(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
Pouya Kalantari	Pouya Kalantari	081-01-0-088 00
(NAME)	(NAME)	
3107 Doak Ave	3107 Doak Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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 **Pouya Kalantari a married person, Sasan Mousavipour Shirifard a married person, and Mehdi Somehsaraie a married person, as tenants in common** 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 Lot No 1 on the Boundary Surveyor Property Re-Plat for Orbie D Nelson Estate, Bettie Beazley/Dorris Rose, of record in Book 20050126-0009780, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description

Being the same property conveyed to Clarence Summey from Araminta Williams and Talton Williams by Warranty Deed on September 10, 2014, of record in Instrument Number 20140912-0083815, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Proverbs Build Homes, LLC, from Clarence Summey, by Warranty Deed on June 14, 2024, of record in Instrument Number 20240618-0045686, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 3107 Doak Ave, Nashville, TN 37218
(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 14th day of February, 2025

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 14th day of February, 2025

Notary Public Judith C Jacobs
My Commission Expires 8-21-27

File No 202501012

