WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242000 DEEDWARR
02/27/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250227-0014832

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GLOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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
James Yochim	Legacy Home Loans, LLC DBA Steadfast Mortgage	Part Of 069-16-0-215.00
(NAME)	(NAME)	
1813B Elizabeth Road	408 Highway 76	069160S002CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	White House, TN 37188	
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Yochim and Stephen Louis Gill, a married couple** 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 B of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR ELIZABETH HOME, A PLANNED UNIT DEVELOPMENT**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELIZABETH HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20240515-0035929, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Bordeaux First, LLC, a Tennessee limited liability company by Warranty Deed from Robert Eugene Harris, an unmarried man dated September 14, 2022 and recorded September 19, 2022, in Instrument Number 20220919-0104098, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Build Trust Homes, LLC, a Tennessee Limited Liability Company from Bordeaux First, LLC, a Tennessee Limited Liability Company, by Warranty Deed on April 26, 2024, of record in Instrument Number 20240429-0030926, 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 1813B Elizabeth Road, 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 26th day of February, 2025.

BUILD TRUST 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 himself to be Member of Build Trust Homes, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 26th day of February, 2025.

Notary Public ~~Judy Jacobs~~
My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No.: 202501005

True Copy Certification

I, **Pam Autry,** 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 this the 26 day of February, 2025.

Affiant Signature

Date 2/26/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028