WARRANTY DEED

Karen Johnson
Batch # 1248331
03/20/2025 08 26 15 AM
Fees $13 00 Taxes $407 00

Davidson County
DEEDWARR
2 pgs

20250320-0020130

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

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

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
Nashwood Real Estate, Inc	SAME AS NEW OWNER	P/O 034-14-0-081 00
(NAME)	(NAME)	
8200 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **Nashwood Real Estate, Inc., a Tennessee corporation** 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 Number 1, 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 1146 Snow Avenue, Madison, TN 37115
(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 13th day of March, 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 himself 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 himself as Member

WITNESS my hand and seal this 13th day of March, 2025

Notary Public _____
My Commission Expires 10-23-25

File No 202501010

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-NP-25-1146