Karen Johnson Davidson County
Batch# 1248665 DEEDWARR
03/20/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20250320-0020742

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(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
Elsa Beganovic and Jasmin Beganovic	**New Owner**	P/O 069-16-0-102.00
(NAME)	(NAME)	
1811B Elizabeth Rd		
(ADDRESS)	(ADDRESS)	
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, **Build Trust Construction, LLC, a Tennessee limited liability company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elsa Beganovic and Jasmin Beganovic, wife and husband** 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 The Plan of 1811 Elizabeth Road**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20240422-0028533 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 deed from Robert Eugene Harris, an unmarried man, dated September 14, 2022 and filed for record as Instrument NO. 20220919-0104098 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Build Trust Construction, a Tennessee Limited Liability Company from Bordeax First, LLC, a Tennessee Limited Liability Company, by Warranty Deed on April 26, 2024, of record in Instrument Number 20240429-0030890, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1811B Elizabeth Rd, 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 March, 2025.

BUILD TRUST CONSTRUCTION, LLC a Tennessee
Limited Liability Company

Mina Naguib
Sole Member

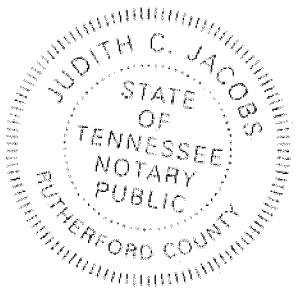
State of Tennessee
County of Davidson

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 Sole Member of Build Trust Construction, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 14th day of March, 2025.

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

File No.: 202502014



Certificate of Authenticity

I, Adde Dilworth, 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 **March 14, 2025**.
Date

Affiant Signature

03/14/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **14th** day of **March**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026