WARRANTY DEED

Karen Johnson
Batch # 1254039
03/31/2025 10 28 53 AM
Fees $13 00 Taxes $1,812 63

Davidson County
DEEDWARR
2 pgs

20250331-0023961

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2025

Notary Public

MY COMMISSION EXPIRES 12-3-27

(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
Matthew Glenn Miller	Legacy Home Loans, LLC dba Steadfast Mortgage	069-160-Q001 00-CO
(NAME)	(NAME)	
3412 Hydes Ferry Road	408 Highway 76	
(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, **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 **Matthew Glenn Miller, an unmarried man** 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 "A" of The DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR THE HYDES, A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE HYDES, A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20240315-0017992, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20240315-0017992, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from Faye P. Riddle, a married woman and James Thomas Morrow, a married man by Warranty Deed on September 13, 2023, of record in Instrument Number 20230919-0073359, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Proverbs Build Homes, LLC, a Tennessee Limited Liability Company from C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed on March 11, 2024, of record in Instrument Number 20240313-0017335, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3412 Hydes Ferry 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 28th day of March, 2025

PROVERBS BUILD HOMES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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 a Tennessee limited liability Company 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 28th day of March, 2025

Notary Public _____
My Commission Expires 10-23-25

File No 202503008

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD