# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254937 DEEDWARR
04/02/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20250402-0024824

File No.: RES-25-16A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2028

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
101 Lea Ave., Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jorge Luis Martinez<br>Barbara Yvonne Martinez | New Owner | 071 14 1J 007.00 CO |
| (NAME) | (NAME) | |
| 16-A Willis Street<br>Nashville, TN 37207 | Property | |
| (ADDRESS) | (ADDRESS) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JORGE LUIS MARTINEZ AND BARBARA YVONNE MARTINEZ, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 established pursuant to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 16 & 18 WILLIS STREET, a Horizontal Property Regime, of record in Instrument No. 20230224-0013388, amended in Instrument No. 20230411-0026157, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Build Nashville, LLC, by the following:
A. Warranty Deed from Rita F. Roberts and Charles Michael Roberts, wife and husband, dated November 19, 2018, recorded November 21, 2018, in Instrument No. 20181121-0114741, in the Register's Office of Davidson County, Tennessee.
B. Warranty Deed from Rita F. Roberts, unmarried, dated January 28, 2022, recorded February 9, 2022, in Instrument No. 20220209-0014870, in the Register's Office of Davidson County, Tennessee.
C. Quitclaim Deed of Consolidation from Build Nashville, LLC, dated February 16, 2023, recorded February 17, 2023, in Instrument No. 20230217-0011699, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 16-A Willis Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 27th day of March, 2025.

Build Nashville, LLC, a Tennessee Limited Liability Company

By: _____ Adam Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Riley Herrick of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Build Nashville, LLC, the within named bargainor, a Limited Liability Company, and he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 27th day of March, 2025.

_____
Notary Signature
Printed Name: Riley Herrick
My commission expires: 05/08/2028




**RETURN TO:**

**Commerce Title & Escrow, LLC**
**101 Lea Ave., Nashville, TN 37210**
**(615) 515-7171**

Certificate of Authenticity

I, Emily Manno, 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 **3/27/25**.

Date

Affiant Signature

**3/27/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

