WARRANTY DEED

Karen Johnson
Batch # 1265204
04/28/2025 09 11 03 AM
Fees $13 00 Taxes $296 00

Davidson County
DEEDWARR
2 pgs

20250428-0032257

JUDITH C JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 8-21-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Proverbs Build Homes LLC	Proverbs Build Homes, LLC	
(NAME)	(NAME)	148 05 0 142 00
347 Dade Drive, Unit B	5649 Deer Valley	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Antioch Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FOXWOOD PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROVERBS BUILD HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 347 DADE DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 347 DADE DRIVE, a Horizontal Property Regime, of record in Instrument Number 20240827-0065785, 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.

Being Part of the same property conveyed to Foxwood Properties LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from John M. Schweri and wife, Mary Kathleen Foreman, of record in Instrument No. 20241202-0093252, in the Register's Office of Davidson County, Tennessee, dated November 20, 2024 and recorded on December 02, 2024.

Being Part of the same property conveyed to John M. Schweri and wife, Mary Kathleen Foreman, by Warranty Deed from Kenneth G. Bryant and wife, Betty Sue Bryant, of record in Instrument No. 20070822-0100375, in the Register's Office of Davidson County, Tennessee, dated August 20, 2007 and recorded on August 22, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 347 Dade Drive, Unit B, Nashville, TN 37211
(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 hand this 21st day of April, 2025

FOXWOOD PROPERTIES LLC

BY: _____
DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Dylan Potter,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Signer** of **Foxwood Properties LLC** the within named bargainor, a limited liability company, and that he as **Authorized Signer**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Authorized Signer** of **Foxwood Properties LLC**.

Witness my hand and official seal this 21st day of April, 2025.

Commission expires

PAMELA B MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Pamela B Matheney
Notary Public

PM2025-420