WARRANTY DEED

Karen Johnson
Batch # 1265615
04/29/2025 10.28 03 AM
Fees $13 00 Taxes $1,165 50

Davidson County
DEEDWARR
2 pgs

20250429-0032866

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 $315,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2025

Notary Public

MY COMMISSION EXPIRES. 8-21-27

(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
Proverbs Build Homes, LLC	Proverbs Build Homes, LLC	148-02-0-096 00
(NAME) 5629 ~~5649~~ Deer Valley	(NAME) 5629 ~~5649~~ Deer Valley	
(ADDRESS) Antioch , TN 37013	(ADDRESS) Antioch , TN 37013	
(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, **Ideal Homes of Tennessee 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

Land in Davidson County, Tennessee, **being Units A and B of The Plan of Ezell Homes**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR Ezell Homes, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20250421-0029901 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Ideal Homes of TN, LLC, a Tennessee limited liability company from Katherine P Larson, married woman, and Benjamin Johnson as spouse of Katherine P Larson by Warranty Deed on April 10, 2025, of record in Instrument Number 20250417-0029371, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 3704 Ezell Rd, 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/our hands this 24th day of April, 2025

IDEAL HOMES OF TENNESSEE LLC

Mena Morgan
Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mena Morgan 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 Ideal Homes of Tennessee 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 24 day of April, 2025

Notary Public
My Commission Expires 8-21-27

File No 202504017

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY