WARRANTY DEED

Karen Johnson
Batch # 1265618
04/29/2025 10 29 42 AM
Fees $18 00 Taxes $1,202 50

Davidson County
DEEDWARR
3 pgs

20250429-0032870

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 $325,000 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
Mena Morgan	Same as	07116043600
(NAME)	(NAME)	
708 Bishops Gate	New Owner	
(ADDRESS)	(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, **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 **Mena Morgan, a married 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, TN, being Lots No 203 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee

Said Lots Nos 203 front 31 feet on the westerly side of North Seventh Street, and runs back between parallel lines, 165 feet to an alley

Being part of the same property conveyed to Marcella McClain from Marcella McClain, Executrix of The Estate of Ernest L McClain, Deceased, by Executor Deed on July 2, 2019, of record in Instrument Number 20190708-0066078, 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 Marcella McClain, a single woman, by Warranty Deed on January 24, 2025, of record in Instrument Number 20250127-0005931, 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 PROVERBS BUILD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Quitclaim Deed on February 18, 2025, of record in Instrument Number 20250224-0013590, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☐ property, known as 1126 N 7th St , Nashville, TN 37207
(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

PROVERBS BUILD HOMES, LLC

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 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 24th day of April, 2025

Notary Public _____
My Commission Expires 8-21-27

File No 202504016

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY