WARRANTY DEED

Karen Johnson Davidson County
Batch# 1271157 DEEDWARR
05/09/2025 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20250509-0036572

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 8th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

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
Melissa Schmeltzer	New Owner	069-160-Q002.00-CO
(NAME)	(NAME)	
3414 Hydes Ferry Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melissa Schmeltzer, a single woman** 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 "B" 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 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.

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.

unimproved ☐

This is improved ☑ property, known as 3414 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 2nd day of May, 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, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of Proverbs Build Homes, LLC and that as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as

WITNESS my hand and seal this ~~2nd~~ 8th day of May, 2025.

Notary Public
My Commission Expires: 10-23-25

File No.: 202503001

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

CERTIFICATE OF AUTHENTICITY

I, Renee' Long do hereby make oath that I am a licensed attorney and/or 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 5-8-25.

Affiant
Date: May 9, 25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 9 day of May, 2025.

Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028