This instrument prepared by
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste. 125
Nashville, TN 37211

ADDRESS NEW OWNER AS:

Proverbs Holdings, LLC
2960 Anderson Rd
Nashville, TN 37217

SEND TAX BILLS TO:

SAME AS ADDRESSEE
6807 Kew Garden
Smyrna, TN 37167

Map & Parcel: 150-05-0D-002.00

Karen Johnson Davidson County
Batch # 1271479 DEEDQC
05/09/2025 12:38:44 PM 2 pgs
Fees $12.00 Taxes $0.00
20250509-0036640

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Build Trust Construction, LLC a Tennessee limited liability company

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Proverbs Holdings, LLC a Tennessee limited liability company

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, **Being Unit B of The Plan of Anderson Homes**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANDERSON HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20230824-0066421, 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 as shown in Exhibit "D" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, 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 20230824-0066421, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Kathleen Flanigan by Deed from George T Foster and wife Rita Foster dated September 18th, 2020 and filed for record in Instrument No. 20200921-0108125 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Build Trust Construction, LLC a limited liability company by Deed from Kathleen Flanigan dated July 12th, 2023 and filed for record in Instrument No. 20230801-0059216 Register's office of Davidson County, Tennessee.

Witnessed our hand and date.

Build Trust Construction, LLC
A Tennessee limited liability company

By: _____
Mina Naguib
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Mina Naguib Member of Build Trust Construction, LLC with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who as Member acknowledged that he executed the foregoing instrument as member of the limited liability company.

Witness my hand and official seal this.

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____

My commission expires: 8-21-27

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $ [illegible]

_____
Affiant

Sworn to and subscribed to before me this 24 day of April, 2025.

My commission expires: 8-21-27

_____
Notary Public

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY