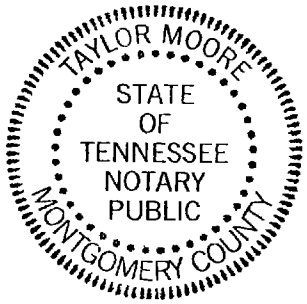
WARRANTY DEED



State of Tennessee m
County of Davidson ~~Davidson~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 9/20/25

(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
Alexander Robert Murphy	CrossCountry Mortgage LLC	Part Of 069-16-0S-001.00
(NAME)	(NAME)	
1813A Elizabeth Road	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Cleveland, OH, 44114	
(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, **Build Trust Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexander Robert Murphy and Gabrielle Cynthia Murphy, Husband and wife** 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 1813A of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR ELIZABETH HOME, A PLANNED UNIT DEVELOPMENT**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELIZABETH HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20240515-0035929, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Bordeaux First, LLC, a Tennessee limited liability company by Warranty Deed from Robert Eugene Harris, an unmarried man dated September 14, 2022 and recorded September 19, 2022, in Instrument Number 20220919-0104098, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Build Trust Homes, LLC, a Tennessee Limited Liability Company from Bordeaux First, LLC, a Tennessee Limited Liability Company, by Warranty Deed on April 26, 2024, of record in Instrument Number 20240429-0030926, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

Karen Johnson Davidson County
Batch# 1289297 DEEDWARR
06/24/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20250624-0049735

unimproved ☐

This is improved ☑ property, known as 1813A Elizabeth 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 17th day of June, 2025.

BUILD TRUST 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 to be Member of Build Trust Homes, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Member.

WITNESS my hand and seal this 17th day of June, 2025.

Notary Public

My Commission Expires: 6-23-25

File No.: 202505012

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the 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 June 17, 2025.

Date: June 17, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this June 17, 2025.

Notary Public
My Commission Expires: 7/25/26

