WARRANTY DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

DM-SCPA-25-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Build Trust Construction, LLC	**New Owner**	
(NAME)	(NAME)	**09610003100**
5629 Deer Valley Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R. SHERROD, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BUILD TRUST CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 521 on the Plan of Cloverhill, Section VIII, of record in Plat Book 2331, Page 11, Register's Office for said County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Thomas G. Hancock, unmarried by Warranty Deed from Cheryl K. Akey, married f/k/a Cheryl K. Rooker of record in Instrument No. 20040914-0110769 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on September 14, 2004.

See Report of Sale recorded in Instrument No. 20170721-0073804 in aforementioned Register's Office.

Being the same property conveyed to John R, Sherrod by Final Decree from Chancery Court for Davidson County of record in Instrument No. 20181126-0115068 Register's Office for Davidson County, Tennessee, dated September 8, 2017 and recorded on November 26, 2018

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 10 and 11, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2145, Page 262 and Book 2334 Page 262, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **513 Crosswood Court, Nashville, Tennessee 37214**.

Karen Johnson Davidson County
Batch # 1309965 **DEEDWARR**
08/13/2025 03:45:17 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20250813-0064594

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 7th DAY OF AUGUST, 2025.

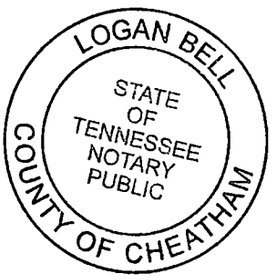
John R. Sherrod by John Gleaves as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN R. SHERROD, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN R. SHERROD.

Witness my hand and official seal, this the 7th of August, 2025.

Notary Public
My Commission Expires: 6-8-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212