WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311909 DEEDWARR
08/20/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20250820-0066503

File No.: RES-25-18-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $692,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Eikel	New Owner	071 14 1J 003.00 CO
(NAME)	(NAME)	
18 Willis Street #C Nashville, TN 37207		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT EIKEL, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 16 & 18 Willis Street, of record in Instrument Number 20230224-0013388, subject to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Homes at 16 & 18 Willis Street, of record in Instrument Number 20230411-0026157, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Build Nashville, LLC, from Rita F. Roberts and Charles Michael Roberts, wife and husband, by Warranty Deed dated November 19, 2018, recorded on November 21, 2018, in Instrument No. 20181121-0114741, in the Register's Office of Davidson County, Tennessee; AND
Being part of the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company, from Rita F. Roberts, unmarried, by Warranty Deed dated January 28, 2022, recorded February 9, 2022, in Instrument No. 20220209-0014870, in the Register's Office of Davidson County, Tennessee; AND
Further being part of the same property conveyed to Build Nashville, LLC, from Build Nashville, LLC, by Quitclaim Deed of Consolidation dated February 16, 2023, recorded February 17, 2023, in Instrument No. 20230217-0011699, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 18 C Willis Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (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 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 15th day of August, 2025.

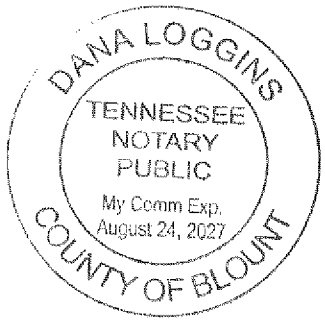
Build Nashville, LLC, a Tennessee Limited Liability Company

By:_____, Authorized Agent
Adam G. Lafevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Adam G. Lafevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Build Nashville, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 15th day of August, 2025.



_____
Notary Signature

Printed Name:_____

My commission expires:_____

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Ryan Lux, 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 **August 15, 2025**.

Date

Affiant Signature

August 15, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029