Karen Johnson
Batch # 1316572
08/29/2025 10 36 23 AM
Fees $18 00 Taxes $370 00
Davidson County
DEEDWARR
3 pgs
20250829-0069388

Name and Address of New Owner:
Proverbs Build Homes
51629 Deer Valley Trail
Antioch, TN 37013

Send Tax Bills To:
New Homeowner at owner's address

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 06916012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Keresa Gentry, Single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Proverbs Build Homes LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee.

Said Being Lot No. on the Plan of Ashton's Subdivision of the L.M. Lewis Farm in the 13th Civil District of Davidson County, Tennessee, of record in Book /Page 069-16-0-121 00, Register's Office for Davidson County, Tennessee

ID Lot No. 29, 50 front, Side 200 ,Pt Lot 29 Ashton Sub/Neighborhood Code And Name; 352 Bordeaux.

Being the same property conveyed to Keresa Gentry, Single by Deed dated September 3, 2017 from Ruby J Brown-Battle, not married, recorded September 5, 2017, in Instrument Number 20170905-0091200, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1907 Ashton Avenue, Nashville, TN, 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

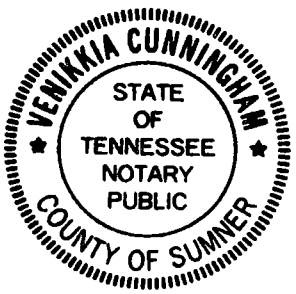
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2025.

Keresa Gentry Atwater by Robert McEwen
Attorney-In-Fact (SEAL)
Keresa Gentry Atwater by Robert McEwen,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of August, 2025, Before me personally appeared Robert McEwen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Keresa Gentry Atwater and who acknowledged that he/she executed the same as the free act and deed of Keresa Gentry Atwater.
Witness my hand, at office, this 28th day of August, 2025.

Notary Signature
My commission expires: 9/27/26



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 28th day of August, 2025

Notary Signature
My commission expires: 8-23-26

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD