RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1318056
09/04/2025 10 17 09 AM
Fees $13 00 Taxes $1,406 00

Davidson County
DEEDWARR
2 pgs

20250904-0070609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Expires May 28, 2029 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Proverbs Build Homes, LLC	Same as New Owner	
(NAME)	(NAME)	
5629 Deer Valley Trl		083-15-0-164 00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **AUDREY J. BELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROVERBS BUILD HOMES, LLC,** 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 Lot No. 200 on the Plan of Fortland Park, Section One, of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 80 feet on the Westerly margin of Barclay Drive and extends back 144.6 feet on the Northerly line and 145.6 feet on the Southerly line, to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Robert C. Bell et ux Tonya C. Bell by Warranty Deed from Maxwell G. Horkins, Jr. and wife, Jo Ann N. Horkins of record in Book 5143, page 894, Register's Office for Davidson County, Tennessee, dated May 04, 1977 and recorded on May 05, 1977.

Being the same property conveyed to Robert Carrroll Bell by Quitclaim Deed from Tonya Manay Bell of record in Book 5902, page 149, Register's Office for Davidson County, Tennessee, dated June 15, 1982 and recorded on June 23, 1982.

Being the same property conveyed to Robert Carroll Bell and wife, Audrey J. Bell by Quitclaim Deed from Robert Carroll Bell of record in Book 6907, page 142, Register's Office for Davidson County, Tennessee, dated June 09, 1986 and recorded on July 02, 1986.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2808 Barclay Dr , Nashville, TN 37206
(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 hand this 25th day of August, 2025

Audrey J. Bell by LaShonda C. Holt ATF

AUDREY J BELL BY LASHONDA L HOLT, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, LaShonda L. Holt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Audrey J Bell and acknowledged that he executed the same as the free act of Audrey J. Bell.

Witness my hand and official seal this 25th day of August, 2025.

Commission expires

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2025-1029