# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327327 DEEDWARR
09/26/2025 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $369.63
20250926-0076974

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-24-2027

**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 |
|---|---|---|
| Heritage Legacy Homes, LLC | Heritage Legacy Homes, LLC | 034-14-0-099.00 |
| (NAME) | (NAME) | |
| 1828 Stable Ct | 138 Grassland Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Gallatin, TN 37066 | |
| (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, **Proverbs Build Homes, LLC, a Tennessee limited liability company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heritage Legacy Homes, LLC, a Tennessee limited liability company** 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. 8, on the Final Plat Resubdivision of Lots 6 & 7 of Resubdivision of Lot 1, Dean Acres, of record in Instrument Number 20250515-0038428, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles M. Tuggle and wife, Mareece D. Tuggle from Mary Nell Lee Dean, by Warranty Deed on July 1, 1968, of record in Book 4248, Page 111, Register's Office for Davidson County, Tennessee.

The said Charles M. Tuggle died on 9/30/2022, leaving the said Mareece D. Tuggle the sole surviving tenant by the entirety.

Being part of the same property conveyed to Proverbs Build Homes, LLC, a Tennessee limited liability company from Mareece D. Tuggle, an unmarried woman, by Warranty Deed on May 10, 2024, of record in Instrument Number 20240514-0035460, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1828 Stable Ct, Madison, TN 37115
(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 19th day of September, 2025.

PROVERBS BUILD HOMES, LLC

Mina Naguib
Authorized 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 himself to be Authorized Member of Proverbs Build Homes, LLC and that he as such Authorized Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Member

WITNESS my hand and seal this 19th day of September, 2025.

Notary Public _____
My Commission Expires: 8-23-26

File No.: 202509003



CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 9/19/25.

Kayla Adams
Affiant
Date: 9/20/25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 20 day of September, 2025.

K. Renee Long
Notary Public

My Commission Expires: 01.20.28

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER