WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327383 DEEDWARR
09/26/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $369.63
20250926-0077055

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 25th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 01.20.28

(AFFIX SEAL)

KINA RENEE LONG
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

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
Terrell Home Builders, LLC	Terrell Home Builders	034-14-0-098.00
(NAME)	(NAME)	
1832 Stable Lane	PO Box 962	
(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 **Terrell Home Builders, 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 Numbers 7, on the Final Plat Re-subdivision of Lot Nos. 6 and 7of the Plat Re-subdivision of Lot No. 1, of Dean Acres of record in Instrument Number 20250515-0038428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being 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.

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

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

unimproved ☑

This is improved ☐ property, known as 1832 Stable Lane, 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 25th day of September, 2025.

PROVERBS BUILD HOMES, LLC

Mansour Morgan
Authorized Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mansour Morgan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Authorized Member of Proverbs Build Homes, LLC and that as such Authorized Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Member.

WITNESS my hand and seal this 25th day of September, 2025.

Notary Public
My Commission Expires: 8-23-26

File No.: 202508025



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 9/25/25.

Kayla Adams
Affiant
Date: 9/24/25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 24 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