Karen Johnson
Batch # 1336235
10/21/2025 10 00 47 AM
Fees $13 00 Taxes $1,487 40
Davidson County
DEEDWARR
2 pgs
20251021-0083644

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste 100
Mt. Juliet, TN 37122
SG-25-4948

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2025

Notary Public

Commission Expires. 8-25-26

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD JONATHON TYLER JACOBS

Address of New Owner	Send Tax Bills To:	Map & Parcel
Proverbs Build Homes LLC	New Owner	161-10-0-043.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Mellahay Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Proverbs Build 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. 384 on the Plan of Huntington Park, Section Three of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mellahay Properties, LLC, a Tennessee limited liability company by Warranty Deed from Lloyd B Dalton, a married person of record in Instrument No. 20220525-0060613 Register's Office for Davidson County, Tennessee, dated May 23, 2022 and recorded on May 25, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 597 Huntington Pkwy, Nashville, TN 37211
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 so 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.

Dated this the 17 day of October, 2025.

Mellahay Properties LLC, a Tennessee Limited Liability Company

By: _____ sole member
Melissa L. Hayslip, ~~Sole Member~~

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melissa L. Hayslip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of Mellahay Properties LLC, and that she is authorized by Mellahay Properties LLC to execute this instrument on its behalf as such sole member.

Witness my hand and official seal at Mt. Juliet, Tennessee this 17 day of October, 2025.

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

_____
Notary Public
My Commission Expires. 6/3/2029