Prepared by
Record and Return To

WARRANTY DEED

Karen Johnson
Batch # 1351787
12/01/2025 10 42 32 AM
Fees $13 00 Taxes $2,323 60

Davidson County
DEEDWARR
2 pgs

20251201-0094919

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $628,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2025.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

File No RES-25-18A-sale

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Martin A White and Darlene White	New Owner	071 14 1J 001 00 CO
(NAME)	(NAME)	
18 Willis Street, Unit A Nashville, TN 37207		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **S&J PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARTIN A. WHITE AND DARLENE WHITE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 1 established pursuant to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 16 & 18 WILLIS STREET, a Horizontal Property Regime, of record in Instrument No 20230224-0013388, amended in Instrument No 20230411-0026157, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description

Being part of the same property conveyed to Build Nashville, LLC, by the following
A Warranty Deed from Rita F Roberts and Charles Michael Roberts, wife and husband, dated November 19, 2018, recorded November 21, 2018, in Instrument No 20181121-0114741, in the Register's Office of Davidson County, Tennessee
B Warranty Deed from Rita F Roberts, unmarried, dated January 28, 2022, recorded February 9, 2022, in Instrument No 20220209-0014870, in the Register's Office of Davidson County, Tennessee
C Quitclaim Deed of Consolidation from Build Nashville, LLC, dated February 16, 2023, recorded February 17, 2023, in Instrument No 20230217-0011699, in the Register's Office of Davidson County, Tennessee

Further being part of the same property conveyed to S&J Partners, GP, a Tennessee general partnership, from Build Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 15, 2025, recorded October 15, 2025, in Instrument No 20251015-0082228, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record, 3) All easements of record, 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations

This is **improved** property, known as 18A Willis Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 25th day of November, 2025

S&J Partners, GP, a Tennessee general partnership

By _____, Authorized Agent
Adam G LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2025, before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Adam G LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signer of S&J Partners, GP, the within named bargainor, a general partnership, and that he, as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Authorized Signer

Witness my hand, at office, this 25th day of November, 2025

_____
Notary Signature
My commission expires 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171