(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1374774 DEEDWARR
02/02/2026 02:54:32 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20260202-0007066

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 8-21-27

(AFFIX SEAL)

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
PROVERBS BUILD HOMES, LLC	Loan Ranger Capital Investments, LLC	134-12-0-001.00
(NAME)	(NAME)	
444 Ezell Pike	5000 Plaza on the Lake ste 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Austin, TX 78746	
(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, I, **Derek R. Gibson,** hereinafter called 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 all of Lot No. 3, on the plan of Bowood Heights, of record in Plat Book 2331, Page 47, said Register's Office, reference to which is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom is that certain conveyance to the State of Tennessee, in Book 8595, Page 903, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek R. Gibson from Margaret P. Headrick, unmarried by Warranty Deed on June 1, 2012, of record in Instrument Number 20120606-0049315, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 444 Ezell Pike, Nashville, TN 37217
(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 30th day of January, 2026.

Derek R. Gibson

State of Tennessee
County of Davidson

Personally appeared before me Derek R. Gibson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2026.

Notary Public Judith C. Jacobs
My Commission Expires: 8-21-27

File No.: 202512008

