WARRANTY DEED

Karen Johnson
Batch # 1387027
03/02/2026 11:46:54 AM
Fees: $13.00 Taxes: $869.50

Davidson County
DEEDWARR
2 pgs

20260302-0016073

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 $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF Feb, 2026.

Notary Public

MY COMMISSION EXPIRES: 8-21-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Proverbs Build Homes, LLC	NEW OWNER	
(NAME)	(NAME)	072-11-0B-001.01-CO
5629 Deer Valley Trail		
(ADDRESS)	(ADDRESS)	072-11-0B-002.01-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **NORTHEAST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 SUCCESSORS 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. 20 on the Plan of W.J. Myers Subdivision of certain lots in Maxey's Addition to Brownsville of record in Plat Book 332, Page 66, in the Register's Office for Davidson County, Tennessee and including Units A and B on the Plan of Homes at 2308 Burns Street Homes at 2308 Burns Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants Conditions and Restrictions of record as Instrument No. 20240930-0075336 and amended in Instrument No. 20241104-0085336 in the 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 Northeast Group, LLC, a Tennessee limited liability company by Warranty Deed from Cornerstone Investments, Inc., a Tennessee corporation of record in Instrument No. 20240920-0072983 Register's Office for Davidson County, Tennessee, dated September 19, 2024 and recorded on September 20, 2024.

Grantor hereby conveys all developer rights held by the Grantor pursuant to the Declaration of Covenants Conditions and Restrictions.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2308 Burns Street, A & B, Nashville, TN 37216
(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 hand this 27 day of February, 2026

NORTHEAST GROUP, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Dylan Potter,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Agent** of Northeast Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Authorized Agent** of Northeast Group, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal this 27th day of February, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

CH2026-82