WARRANTY DEED

Karen Johnson Davidson County
Batch # 1395041 DEEDWARR
03/19/2026 09:47:25 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63
20260319-0021881

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 8-23-26

(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
Eliene Dias Dos Santos	Interlinc Mortgage Services, LLC	148-05--OS-002.00
(NAME)	(NAME)	
345 Dade Dr	5875 N. Sam Houston Pkwy West Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Houston, TX 77086	
(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 **Eliene Dias Dos Santos, an unmarried woman** 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 Unit "A" of The DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR HOMES AT 347 DADE DRIVE, a Horizontal Property Regime with Private Elements, a Planned Unit Development, as shown on Exhibit "B" of DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR HOMES AT 347 DADE DRIVE, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record as Instrument Number 20240827-0065785, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20240827-0065785, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Proverbs Build Homes, LLC, A Tennessee Limited Liability Company from Foxwood Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed on April 21, 2025, of record in Instrument Number 20250428-0032257, 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 345 Dade Dr, Nashville, TN 37211

(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 18th day of March, 2026.

PROVERBS BUILD HOMES

Mina Naguib
Member

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 18th day of March, 2026.

Notary Public
My Commission Expires: 8-23-26

File No.: 202602001

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD