WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403382 DEEDWARR
04/08/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $7,178.00
20260408-0028404

File No.: RES-26-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,940,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

KATHRYN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Brittany Nicole Young and David L. Williams	New Owner	103-03-0-036.00
(NAME)	(NAME)	
214 54th Avenue North Nashville, TN 37209		
(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, **BUILD NASHVILLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRITTANY NICOLE YOUNG AND DAVID L. WILLIAMS, A MARRIED COUPLE**, 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:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 8 in the subdivision of LOTS NOS. 21 & 22 IN REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADD., a plan of which is of record in Plat Book 421, Page 87, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 21, 1968, as described in Book 5240, Page 267, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company, from Bobby Baker, Jr., as Successor Trustee of the Bobby Baker, Sr. Revocable Living Trust Dated August 22, 2023 and individually, Carla Regan and John Alvin Rhea, by Warranty Deed dated August 23, 2024, recorded September 3, 2024, in Instrument No. 20240903-0067678, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Build Nashville Holdings, LLC, a Tennessee Limited Liability Company, from Build Nashville, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated December 5, 2024, recorded December 5, 2024, in Instrument No. 20241205-0094598, 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 214 54th Avenue North, Nashville, TN 37209
(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 7th day of April, 2026.

Build Nashville Holdings, LLC, a Tennessee Limited Liability Company

By _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary 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 Authorized Agent of Build Nashville Holdings, LLC, the within named bargainor, a Limited Liability Company, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal this 7th day of April, 2026.

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

_____
Notary Signature

Printed Name: Natalie A. McKee

My commission expires: 10/20/2026

RETURN TO:

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

Certificate of Authenticity

I, Natalie A. McKee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 7, 2026.

Affiant Signature

4/7/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7th day of April, 2026.

Notary's Signature

My Commission Expires: 1-4-27

Notary's Seal

KATHRYN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-214