This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste. 125
Nashville, TN 37211

ADDRESS NEW OWNER AS:

Build Trust Homes, LLC
314A Luna Dr
Nashville, TN 37211

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 148-02-0-024.00

Karen Johnson
Batch # 1417311
05/07/2026 09:40:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260507-0041118

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, **Mina Naguib,** have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to **Build Trust Homes, LLC** the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Sumner County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" of The Plan of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUNA HOMES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUNA HOMES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20260327-0024676, 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 20260327-0024676, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Richard Moore Sr. from Eara W. Moore, reserving a Life Estate by Quitclaim Deed on April 4, 2006, of record in Instrument Number 20060406-0039981, Register's Office for Davidson County, Tennessee.

The said Eara W. Moore having died on February 28, 2017, her life estate having terminated at her death.

Being part of the same property conveyed to Easy Holdings, LLC, a Tennessee Limited Liability Company from Richard Moore, Sr., by Warranty Deed on August 29, 2025, of record in Instrument Number 20250909-0072139, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mina Naguib, single from Easy Holdings, LLC, a Tennessee limited liability company, by Warranty Deed on August 29, 2025, of record in Instrument Number 20250909-0072139, Register's Office for Davidson County, Tennessee.

This is improved property known as: 314A Luna Dr. Nashville, TN 37211

Witnessed our hand and date.

Mina Naguib

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Mina Naguib with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 8-23-26

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 6 day of May, 2026.

My commission expires: 8-23-26

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD