WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 8-23-26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD JONATHAN JACOBS TRISTOW

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
Philip Throssel	JPMorgan Chase Bank, N.A.	070-09-3C-002.00
(NAME)	(NAME)	
2301 Alpine Ave	3415 Vision Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Columbus, OH 43219	
(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, **Build Trust Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Philip Throssel and Virouna Throssel,** 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 B, of Thirtytwohundred Curtis Street, a Horizontal Property Regime with private elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions of Thirtytwohundred Curtis Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210923-0128179 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Equity Trust Company custodian FBO Gloria Pillow Roth IRA 37% undivided interest from Equity Trust Company custodian FBO Gloria Pillow, IRA, by Quitclaim Deed on May 21, 2018, of record in Instrument Number 20190219-0014912, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BUILD TRUST CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from EQUITY TRUST COMPANY CUSTODIAN FBO GLORIA PILLOW ROTH IRA, by Warranty Deed on February 5, 2025, of record in Instrument Number 20250213-0011120, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2301 Alpine Ave, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1427465 DEEDWARR
06/03/2026 09:06:20 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20260603-0049871

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 1st day of June, 2026.

BUILD TRUST CONSTRUCTION, LLC

Judy Jacobs
Authorized Signor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Judy Jacobs with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Signor of Build Trust Construction, LLC and that she as such Authorized Signor executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Authorized Signor.

WITNESS my hand and seal this 1st day of June, 2026.

Notary Public _____
My Commission Expires: 8-23-26

File No.: 202604012

