Karen Johnson Davidson County
Batch# 1445548 DEEDWARR
07/13/2026 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20260713-0063003

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,000.00

Carmen Coats
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/19/28

(AFFIX SEAL)

APRIL SUMMERLIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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
Annette Marie Sisson	Old National Bank	083-08-2C-001.00
(NAME)	(NAME)	
2812 Harriette Ct	One Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Evansville, IN 47708	
(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 Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jimmy Thomas Davis and Annette Marie Sisson, husband and wife** , 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:

Located in Davidson County, Tennessee, and being Units 2812 of HARRIETTE COURT COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated, and as established by that certain DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARRIETTE COURT COTTAGES, A PLANNED UNIT DEVELOPMENT, of record in Instrument Number 20241209-0095535, in the Register's Office for Davidson County, Tennessee. Reference is further made to the plat of said horizontal property regime set forth in Exhibit "B" of said for the identification and location of the units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto, including By-Laws, described in said instrument of record in Instrument Number 20241209-0095535, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Oakes and Florence Oakes, husband and wife from Timothy Miller Kernell, Trustee of the Annie Mae Amey Revocable Living Trust, by Deed on 11/4/2008, of record in Instrument Number 20081107-0110801, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BUILD TRUST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from Joshua Oakes and Florence Oakes, husband and wife, of record in Instrument Number 20240812-0060200, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2812 Harriette Ct, Nashville, TN 37206
(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 7th day of July, 2026.

BUILD TRUST HOMES, LLC

By BTHH, LLC

Wael Zaki
Member

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 7th day of July, 2026.

Notary Public _____
My Commission Expires: 8.03.26

File No.: 202606002



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 9. 2026

Affiant Signature

13th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028