Karen Johnson Davidson County
Batch# 1445687 DEEDWARR
07/14/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20260714-0063185

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00 Affiant Subscribed and sworn to before me, this 7 day of July, 2026 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: John Ojukwu 610 Westboro Dr. Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 090 12 0M 002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BBH CONSTRUCTION, INC., A MISSISSIPPI CORPORATION** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Ojukwu,** _____ ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 610 B of The Homes at 610 Westboro Drive, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Homes at 610 Westboro Drive, a Horizontal Property Regime with Private Elements, of record Instrument No. 20250508-0036084, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 610 Westboro Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20250508-0036084, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to BBH Construction, Inc., a Mississippi Corporation by Deed dated February 20, 2025 from Preston Taylor Ministries, a Tennessee non profit corporation, recorded February 26, 2025, in Instrument Number 202502260014392, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **610 Westboro Dr., Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2026.

BBH Construction, Inc.

Jennifer S. Ghanem, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **BBH Construction, Inc., a Mississippi Corporation**, the within named bargainer, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 7th day of July, 2026.

DAVIDSON COUNTY
CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 11-2-26

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 7/13/2026 (date of document).

Affiant Signature

7/13/2026

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: 11/2/2026

NOTARY'S SEAL

