QUITCLAIM DEED

Karen Johnson
Batch # 1452044
07/28/2026 10:01:24 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260728-0068430

JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 8-23-26

(AFFIX SEAL)

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
Build Trust Homes LLC	Build Trust Homes LLC	148-02-0H-001 AND 148-02-OH-002
(NAME)	(NAME)	
312 Luna Drive Unit A & B	2016 Pulley Pl	and 148-02-0I-002
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nolensville, TN 37135	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mina Naguib,** hereinafter called the Grantor(s), have quitclaimed unto **Build Trust Homes LLC,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

312 A&B LUNA DRIVE NASHVILLE, TN 37211:

Land in Davidson County, Tennessee, being Units "A" and "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUNA VILLAGE, 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 VILLAGE, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20260327-0024679, 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 20260327-0024679, 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 20250909-0072135, 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.

314 B LUNA DRIVE NASHVILLE, TN 37211:

Land in Davidson County, Tennessee, being Unit "B" 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 20250909-0072135, 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 and further conveyed to Build Trust Homes, LLC by Quitclaim Deed from Mina Naguib dated May 6, 2026 and filed for record May 7, 2026 as Instrument No. 20260507-0041118 in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 312 Luna Drive Unit A & B, Nashville, TN 37211
314 Luna Drive Unit B, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 27th day of July, 2026.

Mina Naguib

State of Tennessee
County of Davidson

Personally appeared before me Mina Naguib, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2026.

Notary Public
My Commission Expires: 8-23-26

JONATHON TRISTON JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202607001