WARRANTY DEED

Karen Johnson
Batch # 1456820
08/10/2026 01:03:16 PM
Fees: $13.00 Taxes: $2,552.63
Davidson County
DEEDWARR
2 pgs
20260810-0073496

B-ELAM-26-632.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/9/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Good and Isabella Hausch	**Chase Records Center**	
(NAME)	(NAME)	**090 08 0H 001.00**
632A Annex Ave	**700 Kansas Ln**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Monroe, LA 71203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAVEN BUILD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY GOOD, AN UNMARRIED WOMAN, AND ISABELLA HAUSCH, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, being known and designated as Unit No. 632A of SixHundredThirtyTwo Annex Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SixHundredThirtyTwo Annex Avenue, a Horizontal Property Regime, of record in Instrument Number 20250416-0028976, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Haven Build Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Yellow Ball Development, GP, a Tennessee General Partnership, of record in Instrument No. 20250123-0005369, in the Register's Office of Davidson County, Tennessee, dated January 21, 2025 and recorded on January 23, 2025.

Being the same property conveyed to Yellow Ball Development, GP, a Tennessee General Partnership, by Warranty Deed from Alexander H. Craw, unmarried, of record in Instrument No. 20171003-0101132, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page 11 and Plat Book 332, Page 24.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3225, Page 207.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20250416-0028976.
- Charter for SixHundredThirtyTwo Annex Avenue Homeowners Association, Inc. recorded as Instrument No. 20250513-0037506.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **632A Annex Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 7th DAY OF AUGUST, 2026.

Haven Build Partners, LLC

BY: _____
Luka Milicevic
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKA MILICEVIC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HAVEN BUILD PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of August, 2026.

_____
Notary Public
My Commission Expires: 7/14/2030
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212