Karen Johnson Davidson County
Batch# 1458886 DEEDWARR
08/12/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260812-0074361

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN to August 2026 TO BEFORE ME, THIS THE 6th day

Notary Public

MY COMMISSION EXPIRES:

(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
Sarah Price	Regions Bank d/b/a Regions Mortgage	069-16-OY-001.00
(NAME)	(NAME)	
1811A Manchester Ave	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Hoover, AL 35244	
(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, **PROVERBS BUILD HOMES LLC, a Tennessee limited liability company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Toni-Mario Uchechukwu Ojadi, unmarried man, and Sarah Elizabeth Price, unmarried woman, as joint tenants with right of survivorship,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of MANCHESTER HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing MANCHESTER HOMES, a Horizontal Property Regime, of record in Instrument No. 20250425-0031959 and Affidavit of Scrivener's Error recorded in Instrument No. 20250807-0062794, 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.

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 20250428-0032400, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Claudine McCool Bryant by deed from Minnie Biggs, of record in Book 4646, Page 426, dated October 13, 1972, Register's Office for Davidson County, Tennessee. The said Claudine McCool Bryant died testate on November 22, 2004, and the Will was admitted to Probate as Probate No. 04P-1986, of record in Probate Court of Davidson County,

Tennessee. The Grantor herein executes this Instrument as Devisee Under the Will of Claudine McCool Bryant. See also Affidavit of Inheritance of Real Estate in Instrument Number 20050208-0014692, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to PROVERBS BUILD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, from WILLIAM CLAUDE BRYANT, DEVISEE UNDER THE WILL OF CLAUDINE MCCOOL BRYANT, by Warranty Deed, executed on November 26, 2024, and recorded on November 27, 2024, of record in Instrument Number 20241127-0092963, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1811A Manchester Ave, Nashville, TN 37218
(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 6th day of August, 2026.

PROVERBS BUILD HOMES LLC

Mina Naguib
Authorized member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mina Naguib with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Member of PROVERBS BUILD HOMES LLC and that he as such Authorized Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized member.

WITNESS my hand and seal this 6th day of August, 2026.

Notary Public _____
My Commission Expires: 7-30-30

File No.: 202606015

STATE OF TENNESSEE NOTARY PUBLIC
JONATHON TRISTON JACOBS
COUNTY OF RUTHERFORD

True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of August, 2026.

Affiant Signature
Date 8-6-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028