This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10097-SC

Karen Johnson Davidson County
Batch# 1475017 DEEDWARR
09/18/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20260918-0087221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $915,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Jaggers and Allison Jaggers 513 Crosswood Court Nashville, TN 37214	Edmonton State Bank 255 Indian Lake Boulevard Hendersonville, TN 37075	096 10 0 031.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Build Trust Construction, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Allison Jaggers and Adam Jaggers, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 521 on the Plan of CLOVERHILL, SECTION NO. VIII, of record in Plat Book 2331, Page 10 and 11, Register's Office for said County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Build Trust Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John R. Sherrod, an unmarried man, of record in Instrument No. 20250813-0064594, in the Register's Office of Davidson County, Tennessee, dated August 07, 2025 and recorded on August 13, 2025.

Being the same property conveyed to John R. Sherrod, by Final Decree Confirming Sale from Chancery Court for Davidson County, The Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee, of record in Instrument No. 20181126-0115068, in the Register's Office of Davidson County, Tennessee, dated September 08, 2017 and recorded on November 26, 2018. See Report of Sale recorded in Instrument No. 20170721-0073804 in aforementioned Register's Office.

Being the same property conveyed to Thomas G. Hancock, unmarried, by Warranty Deed from Cheryl K. Akey, married f/k/a Cheryl K. Rooker, of record in Instrument No. 20040914-0110769, in the Register's Office of Davidson County, Tennessee, dated August 25, 2004, and recorded on September 14, 2004.

This is ☒ improved or ☐ unimproved property located at: **513 Crosswood Ct, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of September, 2026.

GRANTOR:

Build Trust Construction, LLC, a Tennessee Limited Liability Company

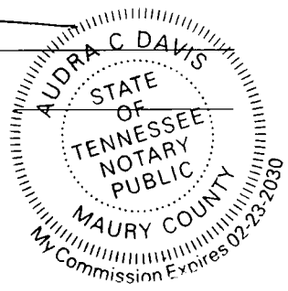
By: _____
Mina Naguib, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mina Naguib, Sole Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of Build Trust Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2026.

_____
Notary Public
My Commission expires:



Tennessee Certification of Electronic Document

I, Emma Howard, 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 09/17/2026 (date of document).

Affiant Signature

09/17/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL