Karen Johnson
Batch # 1479022
10/01/2026 09:20:04 AM
Fees: $13.00 Taxes: $1,572.50
Davidson County
DEEDWARR
2 pgs
20261001-0090434

WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF Sept, 20 26

Notary Public

MY COMMISSION EXPIRES: 7-20-30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trinity Investee, LLC (NAME)	(NAME)	
3765 Grace Falls Dr. (ADDRESS)	← Same (ADDRESS)	090-12-0-28700
Nashville, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PROVINCE BUILDERS, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TRINITY INVESTEE, LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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 23, in Block B, on the Plan of Crolywood (erroneously referenced in prior deed as Croleywood) Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Province Builders, LLC, by virtue of Warranty Deed, dated November 18, 2025, in Instrument No. 20251120-0092953 in said Register's Office, Tennessee.

Being the same property previously conveyed to Sherrie Delane Richards, Trustee of The Sherrie Delane Richards Revocable Living Trust, by virtue of Quit Claim Deed, dated October 3, 2023, in Instrument No. 20231016-00807855 in said Register's Office, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 553 Croley Drive, Nashville, TN 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 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 hand this 30th day of September, 2026.

PROVINCE BUILDERS, LLC, a Tennessee Limited Liability Company

By: Johnny Michael Swift, Managing Member
Johnny Michael Swift, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

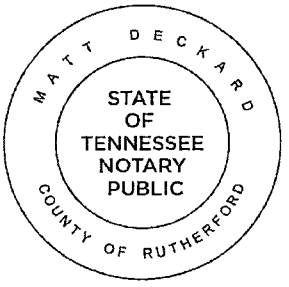
Before me, a notary public, of the state and county mentioned, personally appeared Johnny Michael Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of PROVINCE BUILDERS, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of PROVINCE BUILDERS, LLC as Managing Member.

Witness my hand and seal, at office in Nashville, TN, this 30th day of September, 2026.

Notary Signature

My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027