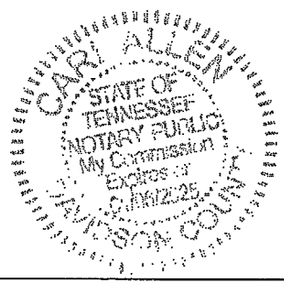
Karen Johnson Davidson County
Batch# 1081648 DEEDWARR
12/13/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20231213-0096349

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(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
Sydney Michelle Robinson	New owner	
(NAME) 913 Santa Maria Cv	(NAME) 913 Santa Maria Cv.	052080A24500CO
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, Tn 37115	
(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, **BTI 1179, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sydney Michelle Robinson, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 69, on the Plan of Phase Two, Section Four, Heron Walk, a Planned Unit Development, of record in Plat Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same conveyed to BTI 1179, LLC, a Delaware Limited Liability Company, by virtue of that certain Quit Claim Deed dated March 31, 2023, and being of record at Instrument No. 20230406-0025390, in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 913 Santa Maria Cv Madison, TN 37115
(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 hand this 11th day of December, 2023.

BTI 1179, LLC

Avery Waters , Authorized Signatory

By: Avery Waters, Authorized Signatory

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Avery Waters** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signatory of **BTI 1179, LLC**, the within named bargainor, a Limited Liability Company, and that such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **BTI 1179, LLC.**

WITNESS my hand and official seal at office this 11th day of December, 2023.
Notarized online using audio-video communication

Notary Public

My Commission Expires: May 16, 2027



Certificate of Authenticity

I, Holly A. Mason, 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 December 11, 2023.

Affiant Signature

12/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of December, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026