Name and Address of New Owner:
Nicholas P. Galiano and Kristen N. Galiano
2605 Vance Ave.
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1086279 DEEDWARR
12/28/2023 12:23:30 PM 7 pgs
Fees: $38.00 Taxes: $1,683.50
20231228-0099790

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-06-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BTS Real Estate, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas P. Galiano, and Kristen N. Galiano, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 6 on the plan of Cumberland Gardens, Section III, of record in Plan Book 2854, page 146, Register1s Office for said County.

Being the same property conveyed to BTS Real Estate, LLC, a Tennessee Limited Liability Company by Warranty Deed dated August 14, 2023 from Quint C. Clark, III, Kimberly Clark, Terrie Smith and Robbie Henderson, heirs and beneficiaries of Quint C. Clark, Jr and wife, Emma J. Clark, recorded August 14, 2023 in Instrument No. 20230814-0063062 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2023.

BTS Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Jeffrey Ferrell, Member

By: _____
Brent Kakwitch, Member

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2023.

BTS Real Estate, LLC, a Tennessee Limited Liability Company

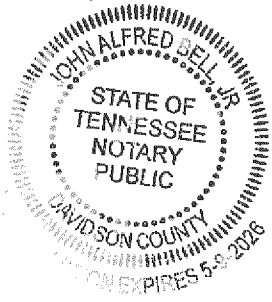
By: _____
Jeffrey Ferrell, Member

By: Brent Kakwitch
Brent Kakwitch, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared Jeffrey Ferrell, Member of BTS Real Estate, LLC, 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 Member and Member of BTS Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey Ferrell and Brent Kakwitch, Members of BTS Real Estate, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, this 22nd day of December, 2023.



Notary Signature

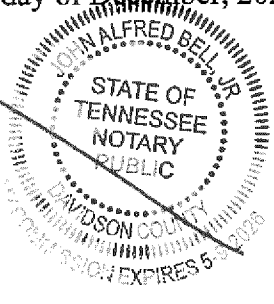
Printed Name: John Bell

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared Brent Kakwitch, Member of BTS Real Estate, LLC, 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 Member and Member of BTS Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey Ferrell and Brent Kakwitch, Members of BTS Real Estate, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, this 22nd day of December, 2023.



Notary Signature

Printed Name: John Bell

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ of the state and county mentioned, personally appeared Jeffrey Ferrell, Member of BTS Real Estate, LLC, 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 Member and Member of BTS Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey Ferrell and Brent Kakwitch, Members of BTS Real Estate, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in _____, this 22nd day of December, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Edward Faria, Notary Public of the state and county mentioned, personally appeared Brent Kakwitch, Member of BTS Real Estate, LLC, 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 Member and Member of BTS Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey Ferrell and Brent Kakwitch, Members of BTS Real Estate, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, TN, this 22nd day of December, 2023.

Edward Faria
_____
Notary Signature

Printed Name: Edward Faria

My commission expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Online Notary Public
My Commission Expires
March 03, 2025

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2023.

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 5/20/26

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/22/23 (date of document).

Regina Sullo
Affiant Signature

December 28th 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026