Karen Johnson Davidson County
Batch# 1131170 DEEDWARR
05/06/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240506-0032937

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2024.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Better Home Builders, LLC	New Owner	**071-16-0-297.00**
5521 Blue Hole Road		
Nashville, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Velma M. Prowell, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Better Home Builders, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. "C" on the map of the Re-Subdivision of Lots 393 to 397, both inclusive, on the map of Oakwood Park, of record in Book 1130, page 9, Register's office for said County.

Said Lot No. "C" fronts 55 feet on the South side of Mile End Ave. and runs back between lines, 154.5 feet on the West line and 155.5 feet on the East, along the West margin of an alley, to a dead line in the rear, measuring 55 feet thereon.

Being the same property conveyed to Zollie Prowell and wife, Velma M. Prowell by Quitclaim Deed from Clifford L. Prowell and wife, Carolyn E. Prowell of record in Book 7414, page 101, Register's Office for Davidson County, Tennessee, dated November 23, 1987 and recorded on November 30, 1987. The said Zollie Prowell died on March 29, 2013 vesting Velma M. Prowell as the surviving tenant.

This is improved property known as **736 Douglas Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of April, 2024.

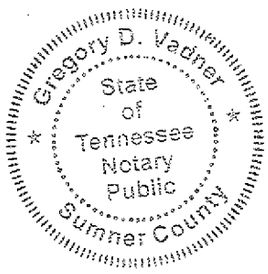
Velma M. Prowell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Velma M. Prowell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of April, 2024.

Notary Public
My Commission Expires: 3.23.27



LTC File No. 24-000392-626

SP 11/2015

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 4/30/2024 (date of document).

Affiant Signature

5/2/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County