Name and Address of New Owner:
Alpha Estate Holdings, LLC

**30 N Gould St**
**Sheridan, WY 82801**

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1222287 DEEDWARR
12/31/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20241231-0101579

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 080-08-0-327

# 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, **Tamara Rademacher**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alpha Estate Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 90 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, in the Register's Office for Davidson County, Tennessee, which reference is hereby made for a more complete description.

Being the same property conveyed to Tamara Rademacher by Quitclaim Deed from Doris Tamara Rademacher AKA Tamara Rademacher and James W. Martin, Jr. Successor Trustees of The Doris Ann Martin Living Trust dated February 3, 2009, Amended 4/6/2022 and Amended and Reinstated 1/9/2023 dated December 5, 2024 and filed of record in Instrument No. 20241227-0100251, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Doris A. Martin, as Trustee of the Doris Ann Martin Living Trust dated February 3, 2009 by deed from Doris A. Martin dated February 3, 2009 and filed of record in Instrument No. 20090521-0046990, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Doris A. Martin, unmarried by deed from James W. Martin dated August 14, 1979 and filed of record in Book 5990, page 830, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James W. Martin and wife, Doris A. Martin by deed from Randall Phillips Builders, Inc. filed of record in Book 4586, page 210, in the Register's Office for Davidson County, Tennessee. Doris A. Martin died on June 24, 2023.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 3237 Briarwick Drive, Nashville, TN 37218

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



NotaryCam Doc ID: 36aa74bf-332e-42f5-a749-5131089d702b
202412310101579

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 30th day of December, 2024.

Tamara Rademacher (SEAL)
Tamara Rademacher

STATE OF Utah
COUNTY OF Cache

On this 30th day of December, 2024, before me personally appeared Tamara Rademacher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2024.

Notary Signature Tiffany Hill
My commission expires: 3/15/2025

TIFFANY HILL
Notary Public - State of Utah
Comm. No. 717008
My Commission Expires on
Mar 15, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

**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 $180,000.00, 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 30th day of December, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON



NotaryCam Doc ID: 36ca74bf-332e-42f5-a749-5131089d702b
202412310101579

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-30-24

Affiant Signature 12-30-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of December, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON