Name and Address of New Owner:
BKA Properties LLC
3308 Bastrop Street
Houston, TX 77004

Send Tax Bills To:
BKA Properties LLC
At New Owner's Address

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1280952 DEEDWARR
06/03/2025 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20250603-0043677

Map & Parcel No: 042110B12300CO

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, **Shauna Elaine Wiley Samuel**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BKA Properties LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee,

BEING Unit No. 156 of Heritage Village Condominiums, Section Eight, a plat of which is of record in Plat Book 6484, Page 287, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Shauna Elaine Wiley Samuel by Final Decree Case No. 23-DV-9619, dated December 10, 2024, from Brian Samuel, recorded January 17, 2025, in Instrument Number 20250117-004126, in the Official Records of Davidson County, Tennessee. Also being the same property conveyed to Brian Samuel by Warranty Deed dated November 16, 1993, from Temco Land Company, Inc., a Missouri Corporation, recorded December 8, 1993, in Book 9179, Page 315, said Register's Office.

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

This is improved property known as 156 Heritage Trace Drive, Madison, TN, 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of May, 2025.

(SEAL)
Shauna Elaine Wiley Samuel

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of May, 2025, before me personally appeared Shauna Elaine Wiley Samuel, 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 May, 2025.

Notary Signature
My commission expires:
9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 SUMNER

Sworn to and subscribed before me this 30th day of May, 2025.

Notary Signature
My commission expires:
9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Drusilla Bryant, 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 5-30-25.

Drusilla Bryant
Affiant Signature

5-30-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of May, 25.

Notary's Signature

My Commission Expires: 9/27/26

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER