Karen Johnson Davidson County
Batch# 1285041 DEEDWARR
06/17/2025 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $862.10
20250617-0047200

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E, Ste 270 Clearwater, FL 33759	Realty Up LLC 104 Madison Mill Dr. Nolensville TN 37135

Order Number: C-TN922265

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **BTI 1179, LLC, a Delaware Limited Liability Company,** for Two Hundred Thirty Three Thousand and 00/100 Dollars and ($233,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **REALTY UP, LLC, a Tennessee Limited Liability Company,** whose address is 104 Madison Mill Dr., Nolensville TN 37135, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 86, on the Plan of Valley Grove, Section 6 of record in Plat Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 086 16 0 066.00
Street address of property: 4117 Woodway Lane, Hermitage, TN 37076

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20230706-0051731 in the Register's Office, Davidson County, Tennessee.

Signed this 6th day of June, 2025

Signature of Grantor(s):

BTI 1179 LLC

By _____

Name/Title Michael DeFrancesco

STATE OF Florida, COUNTY OF Hillsborough, SS:

BE IT REMEMBERED That on this 6th day of June, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael DeFrancesco in the capacity of Signing authority for BTI 1179 LLC known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

STEPHANIE CRANFORD
Commission # HH 241279
Expires March 16, 2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 086 16 0 066.00
Street address of property: 4117 Woodway Lane, Hermitage, TN 37076

Oath of Consideration

I or we, BTI 1179 LLC, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $233,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 6th day of June, 2025

Signatures of Affiant(s):

Sworn and subscribed before me this 6th day of June, 2025.

Notary Public

STEPHANIE CRANFORD
Commission # HH 241279
Expires March 16, 2026

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 6/6/2025 (date of document).

Thuy Nguyen
Affiant Signature

6/13/2025
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 13 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026