# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285338 DEEDWARR
06/17/2025 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20250617-0047626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1476-25

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Meghan Elizabeth Weber and Chase Garret Weber | **New Owner** | 106-13-0-151.00 |
| (NAME) | (NAME) | |
| 2114 Sadler Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Eight Thousand And No/100 Dollars ($378,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BH RENTAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGHAN ELIZABETH WEBER AND CHASE GARRET WEBER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 78 on the Plan of Sadler Place of record in Plat Book 332, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BH Rental, LLC, a Tennessee Limited Liability Company by Warranty Deed from M. Dale Wolfe, a married man and Michael Scott Wolfe, a married man of record in Instrument No. 20190919-0095413 Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 19, 2019.

This is:

unimproved ☐

improved ☒ property, known as 2114 Sadler Ave, Nashville, TN 37210

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 16th day of June, 2025.

BH Rental, LLC

BY: _____

Robert J. Luckett
Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert J. Luckett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence,and who, upon oath, acknowledged himself/herself to be the Sole Member of BH Rental, LLC, the within named bargainor, a LLC [limited liability company] OR [corporation], and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the [limited liability company] OR [corporation] by himself/herself as Robert J. Luckett.

Witness my hand, at office, this 16th day of June, 2025.

_____

Notary Public

My Commission Expires: 7/7/27

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Alli Pinkston, 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 **June 16, 2025**.

Date

Alli P

Affiant Signature

**6/17/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

