WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292444 DEEDWARR
07/01/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20250701-0051919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 12.19.26
(AFFIX SEAL)

APRIL SUMRALD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

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

File No.: NAS1461-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Kinigopoulos	Total Mortgage Services, LLC	115-14-0-067.00
(NAME)	(NAME)	
3028 Seneca Chief Trail	185 Plains Road	
(ADDRESS)	(ADDRESS)	
Ellicott City, MD 21042	Milford, CT 06461	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Four Hundred Fifty Thousand And No/100 Dollars ($2,450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOODIA LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE KINIGOPOULOS, A MARRIED MAN,** 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 742 on the Plan of West Meade Farms Inc, Section VII of record in Plat Book 2331, Page 13, 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 Boodia LLC, a Delaware Limited Liability Company by Warranty Deed from Perkins Management LLC of record in Instrument No. 20230817-0064239 Register's Office for Davidson County, Tennessee, dated August 15, 2023 and recorded on August 17, 2023.

This is:

unimproved ☐

improved ☒ property, known as 6419 Bresslyn Rd, Nashville, TN 37205

(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 24 day of June, 2025

Boodia, LLC

BY: _____

DeAndre Hopkins
Sole Member

State of TEXAS

County of HARRIS

Before me, a Notary Public of the state and county mentioned, personally appeared DeAndre Hopkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of Boodia, LLC, the within named bargainor, a LLC, and that such member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as DeAndre Hopkins.

Witness my hand, at office, this 24 day of June, 2025.

_____
Notary Public

My Commission Expires: 02-12-2029

BILLY E HENSON
Notary Public, State of Texas
Comm. Expires 02-12-2029
Notary ID 3393223

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 25. 2025.

Affiant Signature

1st day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028