Name and Address of New Owner:
Preston T. Howard and Sophie S. Howard
545 Skyview Drive
Nashville, TN 37206

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083-07-0-296-00

Karen Johnson
Batch # 1295683
07/10/2025 09:50:06 AM
Fees: $18.00 Taxes: $3,792.50
Davidson County
DEEDWARR
3 pgs
20250710-0054255

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, **BTS Real Estate, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Preston T. Howard and Sophie S. Howard, husband and wife,**"the Grantees," the following described real estate in Davidson County, Tennessee:

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. 8 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Eastland Avenue at the corner of Lots Nos. 7 and 8, thence with the line between said lots, Southerly 176 feet to the corner of Lot No. 9, thence with the line between Lots No. 8 and 9, Westerly 150 feet to the East margin of Skyview Drive, thence with the margin of the same Northerly 138.4 feet to the beginning of a curve, thence around said curve in a Northeasterly direction 43.9 feet to the South margin of Eastland Avenue, thence with the margin of said avenue Easterly 99 feet to the beginning.

Being the same property conveyed to BTS Real Estate, LLC, a Tennessee Limited Liability Company by Warranty Deed from DTR Homes, LLC, a Tennessee Limited Liability Company dated March 22, 2024 and recorded on March 28, 2024 of recorded in Instrument No 202403280021796, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to DTR Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from The Jedidiah Custer Bradley Trust Dated December 27, 2011 dated March 22, 2024 and recorded on March 28, 2024 of recorded in Instrument No. 202403280021795, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Jedidiah Custer Bradley Trust Dated December 27, 2011 by Quitclaim Deed from Jedidiah Custer Bradley, an unmarried man dated April 09, 2019 and recorded on April 10, 2019 of recorded in Instrument No. 201904100032865, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jedidiah Custer Bradley, an unmarried man by Warranty Deed from Mary Jo Rapetti, an unmarried person dated November 21, 2018 and recorded on 11/26/2018 of recorded in Instrument No. 201811260115313, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 083-07-0-296-00.
Being also known as 545 Skyview Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 8th day of July, 2025.

BTS Real Estate, LLC, a Limited Liability Company

By:_____(SEAL)
Brent Kakwitch

By:_____(SEAL)
Jeffrey Ferrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Brent Kakwitch and Jeffrey Ferrell of BTS Real Estate, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Authorized Agents of BTS Real Estate, LLC, the within named bargainors, a Limited Liability Company, and that such Brent Kakwitch and Jeffrey Ferrell of BTS Real Estate, LLC as such Authorized Agents , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

Witness my hand and seal, at office on this 8th day of July, 2025.

_____
Notary Signature

Printed Name: JOHN BELL

My commission expires:_____

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $1,025,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of July, 2025.

Notary Public
My commission expires: 5-9-26
File No. 2025-8072-MA

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON