WARRANTY DEED

Karen Johnson
Batch # 1296898
07/11/2025 01:17:12 PM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20250711-0054823

W-BD-25-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
W.A. Investment Ventures, LLC	**NEW OWNER**	
(NAME)	(NAME)	**073-01-0-153.00**
P.O. Box 210691		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BIG DREAM HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **W.A. INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 on the Plan of Highland View of record in Plat Book 1424, Page 39, 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 Karen G. Sroufe, unmarried by Warranty Deed from Darwin E. Kennedy and wife, Alyce M. Kennedy of record in Book 9877, page 890, Register's Office for Davidson County, Tennessee, dated November 28, 1995 and recorded on December 05, 1995.

The said Karen G. Sroufe died on February 8, 2025. Order to Open Probate for Intestate Estate entered April 11, 2025 in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P645. Subsequently, a Court Order Approving the Purchase and Sale Agreement and authorizing Russell Dimmitt, Administrator to sell and convey the property described herein, entered on July 2, 2025.

Being the same property conveyed to Big Dream Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Russell Dimmit, Administrator of The Estate of Karen G. Sroufe of record in Instrument No. 20250711-0054820 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1786, Page 178, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2101 Avalon Dr, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 8th DAY OF JULY, 2025.

Big Dream Holdings, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BIG DREAM HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of July, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212