Karen Johnson Davidson County
Batch# 1300135 DEEDWARR
07/21/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20250721-0057298

Name and Address of New Owner:
Alexander Roberts
1301 Neelys Bend Road, K89
Madison, TN 37115

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: 052-16-0A-089.00

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, **Betteryear Property Investment Group Inc**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexander Roberts, a single man,** "the Grantee," 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:

Apartment Unit No. K-89, Neelys Bend Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Registe s Office for Davidson County, Tennesse, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed.

Being the same property conveyed to Betteryear Property Investment Group Inc by Warranty Deed dated April 16, 2007 from Try Properties LP, recorded April 20, 2007 in Instrument No. 20070420-0047345 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 18th day of July, 2025.

Betteryear Property Investment Group Inc

By: _____ (SEAL)
Anthony Boyd, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2025, before me personally appeared Anthony Boyd, Authorized Agent of Betteryear Property Investment Group Inc, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2025.

Notary Signature
My commission expires: 3/4/29

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELLANA LOWHORN

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 $120,000.00, 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 18th day of July, 2025.

Notary Public
My commission expires: 3/4/29
File No. 2025-8026-RS

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELLANA LOWHORN

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 7-21-25 (date of document)

Regina Sullo

Affiant Signature

7-21-25

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of July, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202507210057298