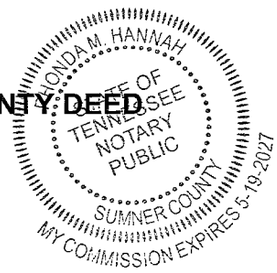
WARRANTY DEED



Sauer-P25-0185

STATE OF TN

COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Evan James Sauer and Jenna Elizabeth Paiva	Same	043.06-OA-009.00 CO
708 Ellie Drive		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **BASMA Property Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Evan James Sauer and Jenna Elizabeth Paiva, husband and wife, with rights of survivorship**, hereinafter called the Grantees, their heirs 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 all of Lot No. 9, on the Final plat of Amqui Place, Section Two, according to survey and plat of same appearing of record in Instrument No. 20170118-0005631, of the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete details of location and description of said lot.

Being the same property conveyed to BASMA Property Group, LLC, a Tennessee limited liability company by Deed from Brian H. Weed and Andrea C. Weed, husband and wife of record in Inst # 201812260125030, recorded on 12/26/2018, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **708 Ellie Drive, Madison, TN 37115**

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, the GRANTOR, 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 that 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.

Karen Johnson Davidson County
Batch# 1318997 DEEDWARR
09/05/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250905-0071126

Witness my/our hand(s) this 2nd day of September, 2025:

BASMA Property Group, LLC, a Tennessee limited liability company

BY: Brian Howard Weed, member
Brian Howard Weed, Member

BY: Andrea Claire Weed, member
Andrea Claire Weed, Member

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Brian Howard Weed, 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 Member of BASMA Property Group, LLC, a Tennessee limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Brian Howard Weed as Member.

Witness my/our hand(s) this 2nd day of September, 2025.

Angela Hyde
Notary Public

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 10/24/28

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Andrea Claire Weed, 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 Member of BASMA Property Group, LLC, a Tennessee limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Andrea Claire Weed as Member.

Witness my/our hand(s) this 2nd day of September, 2025.

Angela Hyde
Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 9.4.25 (date of document).

Angel Hyde
Affiant Signature

September 5, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of September, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29