Karen Johnson Davidson County
Batch # 1323937 DEEDWARR
09/18/2025 10:01:28 AM 2 pgs
Fees: $13.00 Taxes: $18,870.00
20250918-0074521

WARRANTY DEED

DEBORAH BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. EM-25-11069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 2-27-2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Vitanza-Kattan	Same as new owner	
(NAME)	(NAME)	
5940 Robert E Lee Drive		145-14-0-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **BMack Enterprises LLC, A Florida limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judith Vitanza-Kattan**, HEREINAFTER CALLED THE GRANTEE, 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. 142 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Pages 65 and 66, 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 Jenna Dennie, Successor Trustee of The JPS Properties Revocable Trust by Warranty Deed from Mary F. Turner of record in Instrument No. 20210510-0062461, Register's Office for Davidson County, Tennessee, dated May 3, 2021 and recorded on May 10, 2021.

Being the same property conveyed to Bmack Enterprises, LLC, A Florida limited liability company by Warranty Deed from Jenna Dennie, Successor Trustee of The JPS Properties Revocable Trust dated July 9, 2019 of record in Instrument No. 20230921-0074144, Register's Office for Davidson County, Tennessee, dated September 19, 2023 and recorded on September 21, 2023.

This is property more commonly known as 5940 Robert E Lee Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17th day of September, 2025.

BMack Enterprises LLC, a Florida Limited Liability Company

By: _____
Bryan Mack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Bryan Mack of BMack Enterprises LLC, 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 Bryan Mack of BMack Enterprises LLC, the within named bargainor, a Limited Liability Company, and that such Bryan Mack of BMack Enterprises LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 17th day of September, 2025.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025