Karen Johnson Davidson County
Batch # 1324020 DEEDWARR
09/18/2025 11:40:58 AM 3 pgs
Fees: $18.00 Taxes: $525.40
20250918-0074632

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-33522-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paradigm Investments, LLC 2000 Mallory Ln, Ste. 130 Franklin, TN 37067	Same address as new owner	080-03-0-036.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY TWO THOUSAND AND 00/100 Dollars ($142,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRAVIS RAY DILLARD, JR., KENIA WALLER, MONICA DILLARD, AND MONICA DILLARD, ADMINISTRATOR/PERSONAL REPRESENTATIVE OF THE ESTATE OF TRAVIS DILLARD, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TN DOCKET NUMBER 20P 1345**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PARADIGM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 521 on the Plan of Section Eight, Bordeaux Hills, of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Monica Dillard, as to a 1/3 fee simple interest, Travis Ray Dillard, Jr., as to a 1/3 fee simple interest, and Kenia Waller, as to a 1/3 fee simple interest, from Monica Dillard, Administrator of the Estate of Travis Dillard, by Administrator's Quitclaim Deed dated October 6, 2022 and recorded October 18, 2022 in Instrument #20221018-0113768, said Register's Office.

Being the same property conveyed to Travis Dillard from Solomon Webb, Fannie A. Webb, Johnnie B. Webb, William Webb, Jr., Clarke K. Webb, Anita Harris, Michael E. Harris, Carolyn L. Harris, Donald L. Harris, Travis A. Harris, Anjelica S. Harris, Billy Harris, Jr., Anthony A. Harris, Ronald L. Harris, Victoria L. Harris, Albert T. Harris, Patrick D. Harris, Veronica R. Harris, Katherin Webb, and Kathleen Webb, by Warranty Deed dated October 3, 2016 and recorded February 10, 2017 in Instrument #20170210-0014016, said Register's Office. The said Travis Dillard having died intestate April 7, 2020 with Monica Dillard being appointed as Administrator of the Estate of Travis Dillard, Docket No. 20P1345, Seventh Circuit Court for Davidson County, Tennessee. Monica Dillard, Travis Ray Dillard, Jr., and Kenia Waller are all the heirs of Travis Dillard as per Affidavit of Heirship of record in Instrument No. 20250918-0074630 & 20250918-0074631, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 3318 Olsen Lane, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of September, 2025

GRANTOR(S)

Travis Ray Dillard JR

Travis Ray Dillard, Jr., heir of Travis Ray Dillard, Sr.

Kenia Waller

Kenia Waller, heir of Travis Ray Dillard, Sr.

Monica Dillard

Monica Dillard, heir of Travis Ray Dillard Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Travis Ray Dillard, Jr., Kenia Waller, and Monica Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of September, 2025.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Jennifer Gentry

Notary Public

Jennifer Gentry

Printed Notary Name

My commission expires: 11/27/2027

The Estate of Travis Dillard, in the Seventh Circuit Court of Davidson County, TN Docket Number 20P 1345

By: Monica Dillard
Monica Dillard, Administrator/Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Monica Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator/Personal Representative of The Estate of Travis Dillard, in the Seventh Circuit Court of Davidson County, TN Docket Number 20P 1345, within named bargainor and that she as such Administrator/Personal Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Administrator/Personal Representative.

WITNESS my hand and seal, this the 12th day of September, 2025.

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212