WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

DM-EH-25-3318

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)
Robert Stout	**New Owner**	
(NAME) **4206 Eatons Creek Rd**	(NAME)	**080-03-0-036.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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, **PARADIGM INVESTMENTS 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 **ROBERT STOUT, MARRIED,** 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. 521 on the Plan of Section Eight, Bordeaux Hills of record in Plat Book 4175, Page 113, 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 Travis Dillard by Warranty deed from Solomon Webb, Fannie A. Webb, Johnnie B. Webb, William Webb, Jr., Clark 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 of record in Instrument No. 20170210-0014016, Register's Office for Davidson County, Tennessee, dated October 3, 2016 and recorded on February 10, 2017.

Travis Dillard died intestate on April 7, 2020. His interest in the subject property vested at death in Monica Dillard, Travis Ray Dillard, Jr, and Kenia Waller as his heirs at law; as evidenced by affidavits of heirship of record in Instrument Number 20250918-0074630 and 20250918-0074631 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Monica Dillard (1/3 fee simple interest), Travis Ray Dillard, Jr. (1/3 fee simple interest) and Kenia Waller (1/3 fee simple interest) by Administrator's Quitclaim Deed from Monica Dillard, Administrator of the estate of Travis Dillard, of record in Instrument No. 20221018-0113768, Register's Office for Davidson County, Tennessee, dated October 6, 2022 and recorded October 18, 2022.

Being the same property conveyed to Paradigm Investments, LLC, a Tennessee Limited Liability Company, from Monica Dillard (1/3 fee simple interest), Travis Ray Dillard, Jr. (1/3 fee simple interest) and Kenia Waller (1/3 fee simple interest) by Warranty Deed of record in Instrument No 20250918-0074632 Register's Office for Davidson County, Tennessee dated 9-12-25 and recorded on Sep. 18, 2025.

This conveyance is subject to:
- We must be furnished with satisfactory proof of death of William J. Webb.
- Property taxes for 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 113, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4397, Page 742, in the Register's Office for Davidson County, Tennessee.
- Possible right of Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3318 Olsen Lane, Nashville, Tennessee 37218**.

Karen Johnson
Batch # 1324021
09/18/2025 11:43:38 AM
Fees: $13.00 Taxes: $666.00

Davidson County
DEEDWARR
2 pgs

20250918-0074633

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 12th DAY OF SEPTEMBER, 2025.

Paradigm Investments LLC

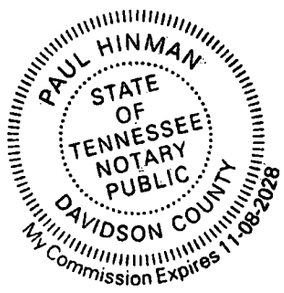
BY: _____
Ronny Varghese
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNY VARGHESE, 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 SOLE MEMBER of PARADIGM INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of September, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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