Name and Address of New Owner:
Rion Wells Construction, LLC

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1324747 DEEDWARR
09/22/2025 01:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,333.85
20250922-0075580

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 073-01-0-153.00

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, **W.A. Investment Ventures, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rion Wells ~~Construction~~ Development, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Highland View of record in Plat Book 1424, Page 39, 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 Karen G. Sroufe, unmarried by Warranty Deed from Darwin E. Kennedy and wife, Alyce M. Kennedy, of record in Book 9877, page 890, Register's Office for Davidson County, Tennessee, dated November 28, 1995 and recorded on December 5, 1995. The said Karen G. Sroufe died on our about February 8, 2025, her estate being administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P645.

Being the same property conveyed to Big Dream Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Russell Dimmitt, Administrator of the Estate of Karen G. Sroufe, of record in Instrument No. 20250711-0054820 Register's Office for Davidson County, Tennessee, dated July 8, 2025 and recorded on July 11, 2025.

Being the same property conveyed to W.A. Investment Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Big Dream Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250711-0054823, Register's Office for Davidson County, Tennessee, dated July 8, 2025 and recorded on July 11, 2025.

Being improved property known as 2101 Avalon Drive, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 18 day of September, 2025.

W.A. Investment Ventures, LLC, a Tennessee Limited Liability Company

By:_____
Wyatt Chittenden, Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Wyatt Chittenden, Member 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 the Member of W.A. Investment Ventures, LLC, the within named bargainor, a Limited Liability Company, and that 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, at office, this 18 day of September, 2025.

_____
Notary's Signature
My commission expires: 11/28/27



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 $360,500.00, 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
19th day of September, 2025.

Notary Public
My commission expires: 2/7/27
File No. GNT-25-4126

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 18th day of September, 2025

Dated 9/22/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 22nd day of September, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL