WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326277 DEEDWARR
09/24/2025 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20250924-0076208

File No. HG-25-11038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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
BTG Properties LLC	BTG Properties, LLC	
(NAME)	(NAME)	
5425 Country Drive	9337 Windrose Circle	162-05-0-163.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chattanooga, TN 37421	
(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, **Brittany Cole, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BTG Properties LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 58, on the Plan of Hickory Valley Subdivision, Section 2, as of record in Book 4175, Page 158, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth Johnson and La Brenda S. Johnson, his wife by Warranty Deed from Johnny A. Harris and Georgia H. Harris, his wife of record in Book 5964, Page 854, Register's Office for Davidson County, Tennessee, dated November 12, 1982 and recorded on November 16, 1982.

La Brenda S. Johnson died intestate on or about June 5, 2017 leaving Kenneth Johnson as the surviving tenant by the entirety.

Being the same property conveyed to Brittany Cole, a married woman by Quitclaim Deed from Kenneth Johnson, a married man of record in Instrument No. 20211220-0167828 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 20, 2021.

Being the same property conveyed to Sonette Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Brittany Cole, a married woman of record in Instrument No. 20220830-0097935 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on August 30, 2022.

Being the same property conveyed to Brittany Cole, a single woman, by Quitclaim Deed from Sonette Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20250916-0073737 Register's Office for Davidson County, Tennessee, dated September 11, 2025 and recorded on September 16, 2025.

This is property more commonly known as 5425 Country Drive, Nashville, TN 37211.

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 22nd day of September, 2025.

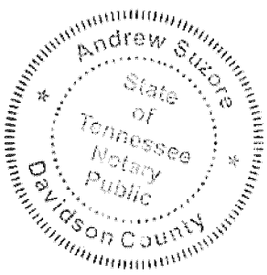
Brittany Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2025, before me personally appeared Brittany Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2025.

Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **September 22, 2025** (date of document).

Affiant Signature

September 24, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24th** day of **September**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

