This Instrument Prepared By:
Saddle Creek Title, LLC
775 Ridge Lake Blvd., Suite 105
Memphis, Tennessee 38120

Karen Johnson Davidson County
Batch# 1343249 DEEDWARR
11/10/2025 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20251110-0089394

WARRANTY DEED

THIS INDENTURE is made and entered into this 10 **day of October, 2025**, by and between **Marla Pillow, Steven Pillow, Meghan Singleton, Savitria Pillow-Hayes, Wilvann Pillow, and Karen Pillow**, party of the first part, and **Real Tree MGT, LLC, a Tennessee Limited Liability Company whose post office address is 1905 9th Avenue North, #1B Nashville, TN 37208,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Being Lot No. 147 on the Plan of BUENA VISTA HEIGHTS ADDITION, as of record in Book 161, Page 19, Register's Office for said County.

Said Lot No. 147 fronts 50 feet on the Easterly side of 24th Avenue North, formerly Dudley Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lawrence E. Pillow and wife, Mary Simpson Pillow, by Installment Deed from T. G. Higgins and wife, Evelyn O. Higgins, of record in Book 3462, Page 457, in the Register's Office of Davidson County, Tennessee, dated November 16, 1962, and recorded on November 19, 1962.

Lawrence E. Pillow died on November 02, 1988, intestate, devising subject property to Frank E. Pillow, Sr. See Affidavit as to Small Estate recorded in Book 7792, Page 190. The said Frank E. Pillow, Sr. died on September 29, 2012, intestate.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid 2026 City and 2026 County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in , in the Davidson County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page

Marla Pillow

Steve Pillow

Karen Y. Pillow

Savitri Pillow-Hayes

Wilvann Pillow

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marla Pillow, Steve Pillow, Karen Y. Pillow, Savitri Pillow-Hayes, and Wilvann Pillow**, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of September, 2025.

Notary Public

BRI-KEL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-18-2027

My Commission Expires:
11-18-2027

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of September, 2025.

NOTARY PUBLIC

My Commission Expires:

BRI-KEL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-18-2027

Meghan C. Singleton

STATE OF Alabama
COUNTY OF Baldwin

MIKAYLA DEVARGAS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
NOVEMBER 18, 2028

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Meghan C. Singleton**, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of ~~October~~ September MD, 2025.

Notary Public

My Commission Expires:
11/18/2028

MIKAYLA DEVARGAS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
NOVEMBER 18, 2028

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **is $200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of ~~October~~ September MD, 2025.

NOTARY PUBLIC

My Commission Expires:
11/18/2028

Tax Parcel: 081-02-0-070

Property Address: 2416 24th Avenue North, Nashville, TN 37208

Name & Address of Owner and Mail Tax Bills to:
Real Tree MGT, LLC
1905 9th Avenue North
Nashville, TN 37208

When Recorded Return To:
Mason Lillie Title and Escrow
231 Public Square
Suite 220
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Maile Gentry, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/24/2025 (date of document).

Affiant Signature

09/24/2025

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 24th day of September, 2025.

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Mary Mello
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL