Karen Johnson Davidson County
Batch# 1348478 DEEDWARR
11/20/2025 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20251120-0092793

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: East Home Renovation LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
2016 PAULA DRIVE (NAME)	(NAME)	081-06-0-018.00
MADISON, TN 37115 (ADDRESS)	(ADDRESS)	
(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, **Boyce Davis, Jr., Trustee of the Boyce Davis Oath Trust, dated September 18, 2023** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **East Home Renovation LLC, a Tennessee Limited Liability** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 85 on the Plan of Cumberland Gardens of record in Plat Book 2900, Pages 3 and 4, 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 Boyce Davis, Jr. by Warranty Deed from Richard C. Fuqua and Alwanda G. Carothers and Altonja M. Fuqua of record in Instrument No. 20041215-0149312 Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 15, 2004.

Being a portion of the same property conveyed to Boyce Davis, Jr., Trustee of the Boyce Davis Oath Trust, dated September 18, 2023 by Tennessee Warranty Deed from Boyce Davis, Jr., an unmarried person of record in Instrument No. 20240315-0018088 Register's Office for Davidson County, Tennessee, dated September 18, 2023 and recorded on March 15, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2709 ONeal Dr. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of November, 2025.

Boyce Davis, Jr., Trustee

Boyce Davis, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Boyce Davis, Jr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Boyce Davis Oath Trust, dated September 18, 2023, and is authorized b the Boyce Davis Oath Trust, dated September 18, 2023, to execute this instrument on behalf of the Boyce Davis Oath Trust, dated September 18, 2023.

WITNESS my hand and official seal at office this 18th day of November, 2025.

Cheryl M Rodgers

Notary Public
My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A. Mason, 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 November 19, 2025.

Affiant Signature

11/19/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY