WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2025.

Notary Public

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

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

Karen Johnson
Batch # 1359037
12/17/2025 02:19:22 PM
Fees: $13.00 Taxes: $1,676.10

Davidson County
DEEDWARR
2 pgs

20251217-0100421

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)
BVH Properties LLC	**New Owner**	
(NAME)	(NAME)	**160-16-0A-006.00-CO**
5604 Montelle Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **PAMELA A. SANDS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BVH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain Tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 6 on the Plan of Section One, Montgomery Place, of record in Plat Book 7900, Page 708 and corrected in Book 9380, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela A. Sands by Warranty Deed from Radnor Homes, Inc. of record in Book 10038, Page 718, Register's Office for Davidson County, Tennessee, dated May 01, 1996 and recorded on May 03, 1996.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 708, as corrected in Book 9380, page 139, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9307, Page 681, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage Easement in favor of Metropolitan Government of Nashville of record in Book 11196, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and maintenance of drainage facility of record in Book 7859, Page 371, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 9307, Page 676, in the Register's Office for Davidson County, Tennessee.
- PUD Boundary of Montgomery Place Subdivision of record in Book 8250, Page 237, in the Register's Office for Davidson County, Tennessee.
- Easement for Dedication of Easement Sanitary Sewers and/ or storm Drainage in favor of Metropolitan Government of Nashville of record in Book 8175, Page 804, in the Register's Office for Davidson County, Tennessee.
- Easement for Dedication of Easement Sanitary Sewers and/ or storm Drainage in favor of Metropolitan Government of Nashville of record in Book 6994, Page 909, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 10208, Page 806, in the Register's Office for Davidson County, Tennessee.
- Easement for Dedication of Easement Sanitary Sewers and/ or storm Drainage in favor of Metropolitan Government of Nashville of record in Book 7322, Page 344, in the Register's Office for Davidson County,

Tennessee.
• Easement for Dedication of Easement Sanitary Sewers and/ or storm Drainage in favor of Metropolitan Government of Nashville of record in Book 7322, Page 341, in the Register's Office for Davidson County, Tennessee.
• Easement for Dedication of Easement Sanitary Sewers and/ or storm Drainage in favor of Metropolitan Government of Nashville of record in Book 7322, Page 326, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5724 Chadwick Ln, Brentwood, Tennessee 37027**.

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 16th DAY OF DECEMBER, 2025.

Pamela Sands
Pamela A. Sands

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA A. SANDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2025.

William T. Grones
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 12/16/25.

Affiant Signature

December 17, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 17th day of December, 2025.