WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2025.

Notary Public

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

T-BE-25-713

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)
BE Solutions LLC	**New Owner**	
(NAME)	(NAME)	**082-07-0-298.00**
103 Marshall Greene Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **TANYA R. WILSON, EXECUTOR OF THE ESTATE OF AUTREY A. BOYD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BE SOLUTIONS 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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Dr. V. S. Lindsley's Addition to East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Autrey A. Boyd by Warranty Deed from Residential Resources, Inc. of record in Instrument No. 20011019-0114327 Register's Office for Davidson County, Tennessee, dated October 11, 2001 and recorded on October 19, 2001.

The said Autrey A. Boyd having since died on September 20, 2024. Tanya R. Wilson, Executor of the Estate of Autry A. Boyd, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket Number 25P1105, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

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 57, Page 25, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **713 Stockell Street, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch # 1361875 DEEDWARR
12/29/2025 10:54:46 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20251229-0102653

Witness my/our hand(s) this the 23 DAY OF DECEMBER, 2025.

Estate of Autrey A. Boyd

BY: Tanya R. Wilson
Tanya R. Wilson
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANYA R. WILSON, EXECUTOR of the ESTATE OF AUTREY A. BOYD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of December, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



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