Karen Johnson Davidson County
Batch# 1369513 DEEDWARR
01/13/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $15,817.50
20260113-0003244

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pk., Suite 210, Nashville, TN 37215

File No.: NAS1568-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Larsen and Chad Collier	Kelly Larsen and Chad Collier	102 12 0 108.00
(NAME) 805 Hillwood Blvd	(NAME) 805 Hillwood Blvd	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Million Two Hundred Seventy-Five Thousand And No/100 Dollars ($4,275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOODIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KELLY LARSEN, AN UNMARRIED PERSON, AND CHAD ASHLEY COLLIER, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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, Tennessee, being Lots(s) 266, as shown on the map entitled the Plan of Hillwood Subdivision, Section 1, of record in Book 3700, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Boodia, LLC, a Delaware limited liability company, by Warranty Deed from DAVID BECKER AND TRACY BECKER, HUSBAND AND WIFE, dated 3/28/2024 and recorded 4/1/2024 in Instrument No. 20240401-0022018, said Register's Office, Davidson County, Tennessee.

This is improved ☒ property, known as 805 Hillwood Blvd, Nashville, TN 37209

(House No.) (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 our hands this 12th day of January, ~~2025.~~ 2026 MP

Boodia, LLC, a Delaware Limited Liability Company

BY: DeAndre Hopkins

DeAndre Hopkins
Sole Member

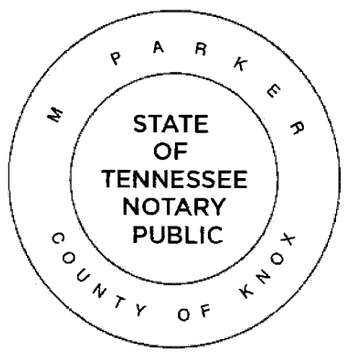
State of Tennessee
County of Knox

Before me, M Parker [Name of Notary] of the state and county mentioned, personally appeared DeAndre Hopkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member (or other officer authorized to execute the instrument) of Boodia, LLC, a Delaware Limited Liability Company, the within named bargainor, a corporation, and that such Sole Member or officer as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sole Member.

Notarized remotely using audio-video communication technology via Proof.

Witness my hand, at office, this 12th day of January, 2026.

Notary's Signature
My commision expires 08/28/2029



Online Notary Public
My Commission Expires
August 28, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 1/12/26.

Affiant Signature – Joshua A. Terry

1/13/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 1/13/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27