Karen Johnson Davidson County
Batch# 1379427 DEEDQC
02/12/2026 10:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260212-0011150

This instrument was prepared by: Attorney Edward T. Kindall, 2512 Scovel St., Nashville, Tennessee 37208

NO TITLE SEARCH WAS PERFORMED AND INFORMATION RELIED UPON FROM PARTIES INVOLVED
This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

Send Tax Bills

Address of New Owner

BMT All Around Care LLC.
905 Trice Drive
Nashville, TN 37209

BMT All Around
~~Same~~
905 Trice Drive
Nashville TN 37209

Map Parcel No.

53-5
Parcel 39

Quit Claim Deed

FOR THE CONSIDERATION OF One Dollar ($1.00), Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keelan Watts** hereafter called the Grantor has bargained and sold, and by these presents do herby convey, transfer and relinquish all of her interest unto **BMT All Around Care LLC.**, hereafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS, A CERTAIN TRACI' OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED, AS FOLLOWS; TO-WIT:

Being Lot #129 on the Map of Sequoia Valley Subdivision, Section 3 as recorded in Plat Book 4460, Page 82, Registers Office of said County.

Said Lot 129, begins at a monument in the easterly margin of Cheynne Blvd., and in the Madison College Line, and goes N 73 degrees 31'E with the Madison College Line 219.5 feet to a monument in said line and common corner with the Hawkins Property:; Thence along a common line with Hawkins, S 40 degrees 24' E 116 feet to an iron pin; thence S 70 degrees29'W 260.5 feet to a pin in the margin of Cheyenne Blvd,; Thence in a northerly direction 120 feet with the margin of said Blvd. to the point of the beginning.

Being the same property conveyed to Keelan Watts by Affidavit of Heirship due to the death of her mother, Latisha Rena Watts, unmarried who died intestate leaving her daughter, Keelan Watts as the sole heir as of record in the Register's Office of Davidson County, Tennessee, in Instrument NO. 20251031-0086855.

This is improved property known as: **1253 Cheyenne Drive, Madison, Tennessee**

Said property is conveyed subject to the following: (1) any, and all applicable Governmental and Zoning ordinances; (2) any and all, utility, sewer, drainage and other easements of record; (3) any and all subdivision/condominium assessments, covenants, by laws restrictions, declarations and easements of record; and (4) any and all building restrictions;

(5) any and all taxes and restrictions of record; and (6) any and all indebtedness on the real property as recorded in the Register's Office Davidson County, Tennessee.

IN WITNESS WHEREOF, We have signed our names this 12th day of ~~August, 2025~~. January 2026 KW

Keelan Watts

Keelan Watts

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of value whichever is greater this transfer is $ -0-.

Subscribed and sworn to before me, this the 12th day of January 2026.

Rhonda Ganaway

Notary Public

Affiant

My Commission Expires: PUBLIC 4-2-27

RHONDA GANAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

Said property is conveyed subject to limitations, restrictions, and encumbrances as may affect the premises. Witness _____ day of January 20 26.

STATE
OF TENNESSEE
COUNTY OF Davidson

Personally appeared before, Rhonda Ganaway, A Notary Public in and for said County and State, the within named Keelan Watts the Bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that we executed the within instrument the purposes therein contained.

WITNESS my hand and official at _____, Tennessee, the 12th day of January 20 26.

Rhonda Ganaway

NOTARY PUBLIC

My Commission Expires: 10-4-2027

RHONDA GANAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

I, Andy Maloney, 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 1/12/2026 (date of document).

Affiant Signature
Date 1/12/2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of January, 2026.

Linda M Smith

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY