Prepared by:
Record and Return To:
Hagerman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible] TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1390308
03/09/2026 09:15 AM
Fees: $13.00 Taxes: $1,831.50

Davidson County
DEEDWARR
2 pgs

20260309-0018452

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian W. Randolph, Jr.,	NEW OWNER	
(NAME) 253 Burgandy Hill Rd	(NAME)	120H-A-151.00
(ADDRESS) Nashville, TN 37211	(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, **Nashville Blessed Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian W. Randolph, Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 91 on the Plan of Section Nine, Bradford Hills, R-15 Residential P. U. D of record in Plat Book 7900, Page 414, 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 Nashville Blessed Homes, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated November 10, 2025, and being of record at Instrument No. 20251112-0090159, in the amount of $360,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Proto Lion, LLC, a Michigan Limited Liability Company by Warranty Deed from Travis L. Briles and Charity Briles, husband and wife of record in Instrument No. 20210223-0021941 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 23, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed'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 253 Burgandy Hill Road, Nashville, TN 37211

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 6th day of March, 2026.

Nashville Blessed Homes, LLC, a Tennessee Limited Liability Company

By: _____ member
Mustafa Al Attraqchi, Member

By: _____ member
Maryam Abttan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Mustafa Al Attraqchi and Maryam Abttan, Members of Nashville Blessed Homes, LLC, 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 Members of Nashville Blessed Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Mustafa Al Attraqchi and Maryam Abttan, Members of Nashville Blessed Homes, LLC as such Members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville TN, this 6th day of March, 2026.

_____
Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28

