THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353782** **Karen Johnson Davidson County** **Batch# 1404245 DEEDWARR** **04/10/2026 08:49:30 AM 3 pgs** **Fees: $18.00 Taxes: $1,525.33** **20260410-0029078**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $412,250.00. Carmen Coats Affiant Subscribed and sworn to before me, this 7th day of April, 2026. Notary Public My Commission Expires: 12/19/28 APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Victoria Rachelle Rodrigues 200 Roscoe Street Goodlettsville TN 37072	Send Tax Bills To: CrossCountry Mortgage, LLC 2160 Superior Ave. Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 026 05 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Better Homes for Nashville, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victoria Rachelle Rodrigues, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 and the west One-half of Lot No. 2 in Block D of the Roscoe Subdivision at Goodlettsville as of record in Book 843, Page 72, Register's Office of Davidson County, Tennessee.

Said Lot No. 1 and the west one-half of Lot No. 2 fronts together 75 feet on the north side of Roscoe Street and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Better Homes for Nashville, LLC, a Tennessee limited liability company, by General Warranty Deed from Dorris Gammon, Personal Representative for the Estate of Joyce D. Oakley, of record in Instrument No. 20250512-0037122, in the Register's Office of Davidson County, Tennessee, dated April 29, 2025 and recorded on May 12, 2025. See Scrivener's Affidavit of record in Instrument No. 20260109-0002279.

Being the same property conveyed to Mason Paul and wife, Martha H. Paul, by Installment Deed from W C Moncrief & Company, Inc, a Tennessee Corporation dated January 17, 1940, and recorded January 24, 1940, of record in Book 1097, Page 266, in the Register's Office for Davidson County, Tennessee.

Martha H. Paul having died on or about December 13, 1969, leaving Mason Paul as the surviving tenant by the entirety Mason Paul having died on or about February 21, 2004, naming Joyce Dean Paul Oakley as Devisee per the Last Will and Testament of record in Docket #18P673 in the Circuit Court of Davidson County, Tennessee Joyce Dean Paul Oakley having died on or about October 20, 2023, naming Dorris Gammon as Personal Representative per the Last Will and Testament of record in Docket #23P2186 in the Circuit Court of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Roscoe Subdivision, as recorded in Plat Book 843, Page(s) 72.

No coverage is provided as to the amount of acreage or square footage of land.

This is improved property located at 200 Roscoe Street Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2026.

Better Homes for Nashville LLC

BY: Garret Jones, Sole Member

Garret Jones, Sole Member

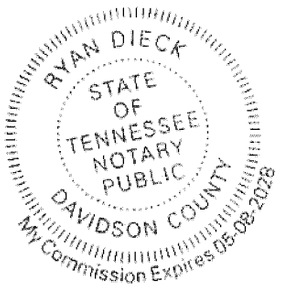
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garret Jones, with whom I am personally acquainted, and who acknowledged themselves to be the Sole Member of Better Homes for Nashville, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Sole Member.

Witness my hand, at office, this 7th day of April, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 7. 2026

Affiant Signature

9th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028