Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-387

Karen Johnson Davidson County
Batch # 1412031 DEEDWARR
04/28/2026 09:48:38 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20260428-0036820

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($1,150,000.00) cash in hand paid, the receipt of which is hereby acknowledged, BETTER HOME BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto BRAZELL H. CARTER, a married man, his heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. "C" on the map of the Re-Subdivision of Lots 393-397, both inclusive, on the map of Oakwood Park, of record in Book 1130, Page 9, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. "C" fronts 55 feet on the south side of Mile End Avenue, and runs back between lines 154.5 feet on the West line and 155.5 feet on the East, along the West margin of an alley, to a dead line in the rear, measuring 55 feet thereon.
>
> Being the same property conveyed to Better Home Builders, LLC, by deed from Velma M. Prowell, unmarried woman, dated April 30, 2024, and of record in Instrument No. 20240506-0032937, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Douglas Avenue and an alley.
>
> 2. All matters shown on plat of record in Book 1130, Page 9, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's successors and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of April, 2026.

BETTER HOME BUILDERS LLC,
a Tennessee Limited Liability Company

By:_____
Arnaudys Rosello, Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county mentioned, personally appeared Arnaudys Rosello, 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 BETTER HOME BUILDERS LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Arnaudys Rosello, 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 official seal at office in said County this 24th day of April, 2026.

_____
NOTARY PUBLIC

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. JULY 18, 2028 DICKSON COUNTY

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 24th day of April, 2026.

_____
NOTARY PUBLIC

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. JULY 18, 2028 DICKSON COUNTY

My commission expires:_____

****

Map & Parcel No: 071-16-0-297.00

ADDRESS OF NEW OWNERS:
BRAZELL H. CARTER
6303 Rocky Pt. Ct.
Oakland, CA 94605

SEND TAX BILLS TO:
New Owner