Karen Johnson Davidson County
Batch# 1415207 DEEDWARR
05/04/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,874.90
20260504-0039439

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $777,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 06-27-2026

(AFFIX SEAL)

CAROLINE SEVIER HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah J. Bleau and Benjamin C. Ellington	New Owner	
(NAME)	(NAME)	160 16 0A 006.00
5724 Chadwick Ln		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **BVH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH J. BLEAU AND BENJAMIN C. ELLINGTON, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of SECTION ONE, MONTGOMERY PLACE, of record in Plat Book 7900, Page 708 and corrected in Book 9380, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BVH Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Pamela A. Sands, Single, of record in Instrument No. 20251217-0100421, in the Register's Office of Davidson County, Tennessee, dated December 16, 2025, and recorded on December 17, 2025.

Being the same property conveyed to Pamela A. Sands, by Warranty Deed from Radnor Homes, Inc., of record in Book 10038, Page 718, in the Register's Office of Davidson County, Tennessee, dated May 01, 1996, and recorded on May 03, 1996.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 5724 Chadwick Ln, Brentwood, TN 37027
(House Number) (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 my hand this 30th day of April, 2026

BVH PROPERTIES LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
BRIAN HOANG, MEMBER

BY: _____
BRANDON HOANG, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Brian Hoang and Brandon Hoang,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Members** of **BVH Properties, LLC** the within named bargainor, a limited liability company, and that they as **Members**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Members** of **BVH Properties, LLC**.

Witness my hand and official seal this 30th day of April, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4-30-2026.

Date

Affiant Signature

4/30/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

