WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-16-29
(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Y-WOLFE-26-713

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wolfe Real Estate LLC	**Same as New Owner**	
(NAME)	(NAME)	**082-07-0-298.00**
605 Press Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOLFE REAL ESTATE LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 50 on the Plan of Dr. V. S. Lindsley's Addition to East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Autrey A. Boyd by Warranty Deed from Residential Resources, Inc. of record in Instrument No. 20011019-0114327 Register's Office for Davidson County, Tennessee, dated October 11, 2001 and recorded on October 19, 2001.

Being the same property conveyed to BE Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Tanya R. Wilson, Executor of The Estate of Autrey A. Boyd of record in Instrument No. 20251229-0102653 Register's Office for Davidson County, Tennessee, dated December 23, 2025 and recorded on December 29, 2025.

The said Autrey A. Boyd having since died on September 20, 2024. Tanya R. Wilson, Executor of the Estate of Autry A. Boyd, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket Number 25P1105, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee.
- Affordability Restriction Agreement and right of First Refusal of record in Instrument Number 20011019-0114331, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **713 Stockell Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson
Batch # 1415235
05/04/2026 11:22:23 AM
Fees: $13.00 Taxes: $1,230.25

Davidson County
DEEDWARR
2 pgs

20260504-0039480

Witness my/our hand(s) this the 30th DAY OF APRIL, 2026.

BE Solutions, LLC

BY: _____
Malik Brooks
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALIK BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of BE SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212