WARRANTY DEED

Karen Johnson Davidson County
Batch# 1419433 DEEDWARR
05/12/2026 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260512-0042773

File No. CR-26-1286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amelia Wyncott Van Howe	New Owner	
(NAME)	(NAME)	082-07-0-202.00
711 Joseph Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I/we, **Dream Chaser LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amelia Wyncott Van Howe, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Townwood Homes, Section I of record in Plat Book 3106, Page 147, 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 Alexander K. Baldridge, Unmarried by Warranty Deed from Melodie Joy McSwain, Unmarried and Doris McSwain, Unmarried of record in Instrument No. 20210310-0031200 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 10, 2021.

Being the same property conveyed to Dream Chaser, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alexander K. Baldridge, Unmarried of record in Instrument No. 20230621-0047079 Register's Office for Davidson County, Tennessee, dated June 20, 2023 and recorded on June 21, 2023.

This is property more commonly known as 711 Joseph Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of May, 2026.

Dream Chaser LLC, a Tennessee Limited Liability Company

By: _____
Alex Baldridge, Sole Member

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Before me, _____ of the state and county mentioned, personally appeared Alex Baldridge, Sole Member of Dream Chaser 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 Sole Member of Dream Chaser LLC, the within named bargainor, a Limited Liability Company, and that such Alex Baldridge, Sole Member of Dream Chaser LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in _____, this _____ day of May, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

SEE ATTACHED CERTIFICATE

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ALAMEDA)

On MAY 8, 2026 before me, KARAMBIR KAUR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ALEX BALDRIDGE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KARAMBIR KAUR
Notary Public - California
Alameda County
Commission # 2491532
My Comm. Expires May 28, 2028

Signature Karambir Kaur (Seal)

Certificate of Authenticity

I, Christen Rabe, 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 **May 8, 2026**.

Date

Christen Rabe

Affiant Signature

5/12/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027