WARRANTY DEED

Karen Johnson Davidson County
Batch # 1449005 DEEDWARR
07/20/2026 09:07:36 AM 2 pgs
Fees: $13.00 Taxes: $4,310.50

20260720-0065112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/7/27

(AFFIX SEAL)

W. DILLON WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1635-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
931BF Partners LLC	931BF Partners LLC	105 13 0 345.00
(NAME)	(NAME)	
429 Westboro Drive	429 Westboro Drive	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Sixty-Five Thousand And No/100 Dollars ($1,165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT G. BOREN, TRUSTEE FOR THE ROBERT G. BOREN REVOCABLE TRUST AGREEMENT, DATED MAY 16, 2008,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **931BF PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 29 on the plan of Waldkirch's Subdivision of Lot Nos. 8 and 9 In W.L.B. Lawrence Plan, as shown by plat of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert G. Boren, Trustee of The Robert G. Boren Revocable Trust Agreement, dated May 16, 2008, by Quitclaim Deed from Robert Boren, unmarried, dated 04/22/2022, and recorded on 05/10/2022, of record in Instrument No. 20220510-0053320, Register's Office for Davidson County, Tennessee.

This is:
unimproved ☐
improved ☒ property, known as 931 Bradford Avenue, NASHVILLE, TN 37204
(House No.) (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 our hands this 17th day of July, 2026.

The Robert G. Boren Revocable Trust Agreement, dated May 16, 2008

BY: _____
Robert G. Boren
Trustee

State of Tennessee
County of ~~Davidson~~ Williamson

On this 17th day of July, 2026, before me personally appeared Robert G. Boren, Trustee for The Robert G. Boren Revocable Trust Agreement, dated May 16, 2008, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 17th day of July, 2026.

_____
Notary Public

My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY