Karen Johnson Davidson County
Batch# 1450318 DEEDWARR
07/22/2026 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $6,289.63
20260722-0066162

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-636

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIX HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($1,699,900.00) cash in hand paid, the receipt of which is hereby acknowledged, BETTER HOME BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto NICOLE ALLYSON STRAIN, AN UNMARRIED WOMAN, her heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the southerly one hundred feet of Lot 16 on Belle View, a plan of William and Hays Subdivision of the Pullen Lands, as of record in Book 332, Page 51, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Better Home Builders, LLC, a Tennessee limited liability company, by deed from Shawanda L. Harris, a single woman, dated June 5, 2024, and of record in Instrument No. 20240611-0043819, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Montgomery Avenue.

2. All matters shown on plat of record in Book 332, Page 51, 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 covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has 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 17th day of July, 2026.

BETTER HOME BUILDERS LLC,
a Tennessee Limited Liability Company

By:_____
Arnaudys Rosello, Member

By:_____
Jaimy Aquino, Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county mentioned, personally appeared Arnaudys Rosello and Jaimy Aquino, 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 and Jaimy Aquino 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 17th day of July, 2026.

NOTARY PUBLIC

KAREN S SEALS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 18, 2028
COUNTY OF DICKSON

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 $1,699,900.00, 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 17th day of July, 2026.

NOTARY PUBLIC

KAREN S SEALS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 18, 2028
COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 071-16-0-083.00

ADDRESS OF NEW OWNERS:
NICOLE ALLYSON STRAIN
1312 Montgomery Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
Same As New Owner

I, Melissia Dugger, 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 7.17.26.

Melissia Dugger — 7.17.26

Affiant Signature — **Date**

State of Tennessee

County of Maury

Sworn to and subscribed before me this 17TH **day of** July, **2026.**

Elizabeth Grooms — **Commission Expires:** 4.24.30

Notary Signature

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 04-24-2030