Name and Address of New Owner:
Alexis Hooper and Samuel Striffler
1320 Bellshire Drive
Nashville, Tennessee 37207

Send Tax Bills To:
NEXA Mortgage LLC
5559 South Sossaman Road, Bldg 1-101
Mesa, AZ 85212

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4787

Map & Parcel No: 041-15-0-002.00

Karen Johnson Davidson County
Batch# 1462973 DEEDWARR
08/24/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20260824-0078450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **W.A. Investment Ventures LLC, a Tennessee Limited Liability Company, and Foster Investment Group, LLC, a Tennesseè Limited Liability Company**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Samuel Nathan Striffler and Alexis Hooper, a married couple, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 413 on the Map of Bellshire Estates Subdivision, Section "B" as of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee. Said Lot No. 413 fronts 276.5 feet on the North side of Bellshire Drive and runs back 391.3 feet on the Westerly line and 452.2 feet on the Easterly line, which is a broken line, to a dead line in the rear, measuring 52 feet thereon.

Being the same property conveyed to W.A. Investment Ventures, LLC and Foster Investment Group, LLC by Warranty Deed from The Charles Wendell Snyder Revocable Trust of record in Instrument No. 20251024-0084759, Register's Office for Davidson County, Tennessee, dated October 21, 2025 and recorded on October 24, 2025.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **1320 Bellshire Drive, Nashville, Tennessee 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2026.

W.A. Investment Ventures LLC, a Tennessee Limited Liability Company

By: _____
Wyatt Chittenden, Member

Foster Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Kristin Disser, Authorized Signer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Wyatt Chittenden, Member of W.A. Investment Ventures LLC, and Kristin Disser, Authorized Signer of Foster Investment Group, 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 the Member of W.A. Investment Ventures LLC, and Authorized Signer of Foster Investment Group, LLC, respectively, the within named bargainors, Limited Liability Companies, and that as such Member and Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Companies as Member and Authorized Signer.

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



_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $472,000.00, 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 August, 2026.



_____
Notary Public
My commission expires: 5/12/30

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/17/26.

Affiant Signature

8/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON