Karen Johnson Davidson County
Batch# 1483474 DEEDWARR
10/13/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20261013-0093965

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 09/16/2028
(AFFIX SEAL)

AMY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Real Estate Nashville LLC | Real Estate Nashville LLC | Parcel ID: 095 05 0 016.00 |
| (NAME) 105 Albatross Court | (NAME) 105 Albatross Court | |
| (ADDRESS) La Vergne, TN 37086 | (ADDRESS) La Vergne, TN 37086 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Betty Lou Bennett Waters**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Real Estate Nashville 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. 37 on the Plan of Dahlia Gardens Subdivision, as of record in Book 2663, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 73 feet on the northerly margin on Omohundro Drive, formerly Pumping station Road, and runs back between lines measuring 247.7 feet on the westerly line and 256.1 feet on the easterly line, to a dead line measuring 73.5 feet thereon.

Being the same property conveyed to Daniel M. Waters and wife, Betty B. Waters from Marita D. Moss by Warranty Deed dated August 13, 1969 and recorded on August 15, 1969 in Book 4357, Page 758, Register's Office for Davidson County, Tennessee. The said Daniel M. Waters having since died on or around July 22 2024 and subject property vested in Betty B. Waters as the surviving tenant by entirety. The said Betty B. Waters died testate, a resident of Wilson County, Tennessee, on or around December 8, 2025. The Estate of Betty B. Waters a/k/a Betty Bennett Waters probated in Wilson County, Tennessee, Case No. 2026-PR-393, and pursuant to her Last Will and Testament Dannell Bennett Waters was devised all right, title and interest in and to the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ■

This is improved ☒ property, known as 1928 Dahlia Dr., Nashville, TN 37210

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 9 day of October, 2026

The Estate of Betty Lou Bennett Waters

BY: Dannell Bennett Waters

Dannell Bennett Waters
Executor

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dannell Bennett Waters with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselve to be the Executor of the Estate of Betty Lou Bennett Waters, the within named bargainor, and that they as such Executor being authorized so to do, executes the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of October, 2026.

Notary Public

My Commission Expires: 1.31.29

(SEAL)

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

Certificate of Authenticity

I, Lacey Chumley, 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

**October 9, 2026**.

Date

Lacey Chumley

Affiant Signature

October 13, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of October, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON