This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $375,000.00.

Daniel Goldblatt
Affiant

Subscribed and sworn before me this the 31 day of August, 2020.

Notary Public
My commission expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 469848 **DEEDWARR**
09/03/2020 02:37:40 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200903-0100891

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Goldblatt 644 Lemont Drive Nashville, TN 37216	new owner	051-14-0 041.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TJK PROPERTIES, LLC, A MICHIGAN LINITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL GOLDBLATT, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23[illegible] on the Plan of Section 10, 1st Add. to Sec. No. 6 and 1st Add. to Sec. No. 2, Gra-Mar Acres, of record in Book 2663, Page 34, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to TJK Properties, LLC by deed from Juan C. Turcios and wife, Mary I. Turcios, dated 07/21/2014, of record in Instrument No. 20140724-0065689, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 644 Lemont Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-20-644

Witness my hand this the 31 day of August, 2020.

TJK Properties, LLC

BY: Jenny West, Authorized Agent
Jenny West as Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jenny West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, TJK Properties. LLC, and that SHE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jenny West as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 31 day of August, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022