Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC21080025CM

After Recording Return To:
Apperson Crump, PLC
6000 Poplar Avenue
Suite 150
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 719503 DEEDWARR
09/20/2021 09:24:36 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13

20210920-0125701

Warranty Deed

THIS INDENTURE made and entered into as of this 18 day of August, 2021, by and between Blue Summit Properties LLC, a Nevada Limited Liability Company, (henceforth referred to as "Grantor"), and Brandon Diaz and Laurie Davis, (henceforth referred to as "Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and grant all of its interest in the following described real estate situated and being in Davidson County, Tennessee :

Property 1:
Land situated in Davidson County, Tennessee:

Lot 11, O.H Menees Subdivision of Lots No 32, 33 and 34 in Boyd McNairy's, as shown on plat of record in Plat Book 57, Page 89, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Blue Summit Properties LLC by Warranty Deed of record at Instrument No. 202106170081884, dated 06/10/2021 and recorded 06/17/2021, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said Grantee, his, her, its, successors and assigns in fee simple forever.

And the Grantor does hereby covenant with the said Grantee that he, she, they, it is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the following:

Davidson County taxes for the year 2021, not yet liens, not yet due and payable.

Subdivision restrictions, building lines and easements of record in Plat Book 57, page 89, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5194, Page 149, in the Register's Office for Davidson County, Tennessee.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

In Witness Whereof, the said, Grantor(s), has executed this instrument this 18 day of August, 2021.

Blue Summit Properties LLC

By: _____
Joseph J. Buzako, III, Manager

By: Stacy B Buzako
Stacy B. Buzako, Manager

STATE OF Tennessee
COUNTY OF Sumner

Before me, A Notary Public of the state and county mentioned, personally appeared Joseph J. Buzako, III, 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 Manager of Blue Summit Properties LLC, the within named bargainor, a Limited Liability Company, and that such Joseph J. Buzako, III as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office on this 18 day of August, 2021.

Jennifer Mitchell
Notary Signature

Printed Name: Jennifer Mitchell

My commission expires: 9-25-2024

JENNIFER MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $324,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of August, 2021.

Notary Public

My Commission Expires: 11/21/2021

MICHAEL A. FEARNLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-21-2021

New Owner's Name & Address:

Brandon Diaz and Laurie Davis
4846 Hillsdale Circle
Chattanooga, TN 37416

Mail Tax Bills to:

Brandon Diaz and Laurie Davis
4846 Hillsdale Circle
Chattanooga, TN 37416

Property Address(es):
2708 Meharry Boulevard, Nashville, TN 37208

Tax Parcel ID #(s):
092-02-0-133