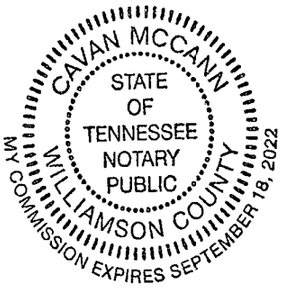
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $494,000.00.

Affiant

Subscribed and sworn before me this the 4 day of October, 2021.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Benjamin Queen	Guaranteed Rate, Inc.	083-10-0 081.00
404 Avondale Drive	3940 North Ravenswood Avenue	
Nashville, TN 37206	Chicago, IL 60613	

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, NICOLE A. BLUHM, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN BENJAMIN QUEEN, AN UNMARRIED 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. 133 and the South 10 feet of Lot No. 134 (omitted from current deed and erroneously stated as South 30 feet in several prior deeds) on the Map of McEwen Place, of record in Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 133 and part of Lot No. 134 adjoin and front together 40 feet on the westerly side Avondale Drive, and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Nicole A. Bluhm, an unmarried woman, by deed dated 04/27/2017, from Paul Devere Wright, II and Stephanie Wright, husband and wife, of record in Instrument No. 20170502-0042954, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 404 Avondale Drive, Nashville, TN 37206.

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.

Karen Johnson Davidson County
Batch# 731373 DEEDWARR
10/07/2021 11:15:31 AM 2 pgs
Fees: $13.00 Taxes: $1,827.80
20211007-0134846

Witness my hand this the 4 day of October, 2021.

Nicole A. Bluhm

Nicole A. Bluhm

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicole A. Bluhm, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of October, 2021.

My commission expires: 9/18/22

Notary Public

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