RETURN TO:
PREMIER ESCROW, LLC
401 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bluestein, Unmarried	Same as new owner (NAME)	
300 S. Santa Fe Ave #672 (ADDRESS)	(ADDRESS)	042-07-0A-023.00
Los Angeles, CA 90013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David Wilson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Bluestein, Unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 23 on Plan of Heritage Square, Phase One, Second Revised Plan, of record in Plat Book 5200, Page 282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Wilson, unmarried by Warranty deed from Sandra E. Marsh, unmarried of record in Instrument No. 20151104-0112242 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 04, 2015.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 706 Heritage Square, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 30th day of November, 2021.

Karen Johnson Davidson County
Batch# 775874 DEEDWARR
12/17/2021 10:48:41 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20211217-0167131

WARRANTY DEED
(Continued)

David Wilson

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Wilson, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2021.

Chandra C. Bradley
Notary Public

My Commission Expires: September 7, 2022

(SEAL)

CHANDRA C BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072