THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440759**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $519,900.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2022. Notary Public My Commission Expires: 3/15/25

HANNAH LEWIS TENNESSEE NOTARY PUBLIC My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 873335 DEEDWARR
06/17/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20220617-0069332

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott A. Jones and Annalisa Jones 610 21st Avenue N #101 Nashville TN 37203	New Owner Scott A. Jones & Annalisa Jones 9246 Falcon Ridge Drive, Lenexa, KS 66220	Tax Parcel ID No. 092 07 0I 101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BLJ2, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott A. Jones and Annalisa Jones, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 101, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description for said Unit.

Being the same property conveyed to BLJ2, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Matt McCue and Stephanie McCue, husband and wife and Genevieve Thompson and Tyler Thompson, wife and husband, of record in Instrument No. 20220324-0033879, in the Register's Office of Davidson County, Tennessee, dated March 22, 2022 and recorded on March 24, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of 596 and 610 21st Avenue North, as recorded in Instrument No. 20160914-0096846.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The 1865, A Condominium of record in Instrument No. 20190314-0023483, as amended by instrument(s) of record in Instrument No's. 20190712-0068003, 20191007-0102697 and 20191010-0104084; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180228-0018696.

Easement recorded in Book 1755, Page 4 and Book 2442, Page 394.

Easement for Reciprocal, recorded in Instrument No. 20210506-0060947.

This is improved property located at 610 21st Avenue N #101 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2022.

BLJ2, LLC

By: Stephanie McCue, Member

By: Matthew McCue, Member

By: Tyler Thompson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephanie McCue, Matthew McCue, and Tyler Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of BLJ2, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 6th day of June, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 6-6-22.

Affiant Signature

6-13-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-13-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON