Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00

Affiant

Subscribed and sworn to before me, this 19 day of Aug, 2022.

Notary Public
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 906028 DEEDWARR
08/22/2022 11:23:31 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20220822-0094437

Address of New Owner:	Send Tax Bills to:	Tax Information
Blonde Consulting, LLC 41 Peabody Street Nashville, TN 37210	New Owner	069-12-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Strange (f/k/a Pamela Shields) and Joe Strange, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Blonde Consulting, LLC, a Tennessee limited liability company, and James Fineman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Civil District No. 2, Davidson County, Tennessee, being Lot No 16 on the unrecorded plan of the Brattonview Subdivision at Bordeaux, Tennessee, described according to a copy of a survey thereof made August 14, 1936, by Erle Drake, County Surveyor, and being more particularly described as follows:
>
> Said Lot No. 16 fronts 100 feet on the northwesterly side of Courtney Avenue and runs back between parallel lines 300 feet to a dead line.
>
> Being the same property conveyed to Pamela Shields by Warranty Deed from William R. Anderson and wife, Dolores A. Anderson dated September 6, 2002 of record as Instrument No. 20020913-0111548, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2109 Courtney Avenue, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 19th day of August, 2022.

Pamela Strange

Joe Strange

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Strange and Joe Strange,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 19th day of August, 2022.

Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2022057433