WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. I-19771-BP

Name and Address of New Owner:
Blue Beaver LLC
4004 Hallborough Way
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135 16 0A 026.00

Karen Johnson Davidson County
Batch# 943062 DEEDWARR
11/18/2022 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20221118-0122826

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mario Munoz, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blue Beaver LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of the Subdivision for Tracts 8, 9 and 10 of Nashboro Village, as of record in Book 5200, Pages 186 thru 189, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mario Munoz, a Single Person, by Warranty Deed from Kenneth N. Bryant and Wife, Cora Leta Bryant, of record in Instrument No. 20050207-0014320, in the Register's Office of Davidson County, Tennessee, dated February 03, 2005 and recorded on February 07, 2005.

This improved property known as 2404 Ravine Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of November, 2022.

Mario Munoz (SEAL)

STATE OF California

COUNTY OF Los Angeles

On this 17 day of November, 2022, before me personally appeared Mario Munoz, to me known to be the person ~~(or persons)~~ MRR described in and who executed the foregoing instrument, MRR and acknowledged that such person ~~(or persons)~~ MRR executed the same as such person's ~~(or persons')~~ free act and deed.

Witness my hand, at office, this 17 day of November, 2022.

Maria R Reyes
Notary Signature
My commission expires: December 21, 2023

MARIA R. REYES
Notary Public • California
Los Angeles County
Commission # 2316565
My Comm. Expires Dec 21, 2023

202211180122826

AFFIDAVIT OF VALUE

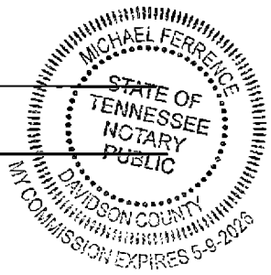
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17 day of November, 2022.

Notary Public
My commission expires:
File No. 2022-5476-SK



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 11/17/22.

Affiant Signature

11/17/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of November, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

