Karen Johnson Davidson County
Batch# 951250 DEEDWARR
12/13/2022 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,804.23
20221213-0129379

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37435-11-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $757,900.00. Affiant Subscribed and sworn to before me this 9th day of December, 2022. Notary Public My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Erin Oprea, Sean Oprea 917 B 31st Avenue N. Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 09205035800

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, **Bluegrass Construction Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Oprea and Sean Oprea, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 917 B 31st Avenue N., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of December, 2022.

Bluegrass Construction Group LLC, a Tennessee limited liability company

BY: _____ CHIEF MANAGER
Richard Watson Storey III, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard Watson Storey III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Bluegrass Construction Group LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 2022.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land Davidson County, Tennessee, being Lot No. 16, of Block 27, on the plan of Fisk University Place Being A Subd of Block C In Midway Part of Clifton & Barrow Subd, of record Book 421, Pages 4 and 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Bluegrass Construction Group, LLC, a Tennessee limited liability company, by deed dated August 31, 2021 from Brian Vincent Watkins, unmarried of record in Instrument No. 20210908-0120544, Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit of record in Instrument No. 20221209-0128202, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 09205035800.
2. All matters appearing on the Plan of record as Plat Book 421, Page(s) 4 and 5, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Public Right of Way of record in Instrument No. 20211027-0144458, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20221028-0116634, Register's Office for Davidson County, Tennessee.

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 12/9/2022.

Affiant Signature

12/13/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON