THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230344119** Karen Johnson Davidson County Batch# 994328 DEEDWARR 04/20/2023 11:02:30 AM 3 pgs Fees: $18.00 Taxes: $2,312.50 20230420-0029140	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2023. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Logan Blevins 607 45th Avenue North Nashville TN 37209	Send Tax Bills To: Synovus Bank 800 Shades Creek Pkwy MS101 Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 091-12-0-117.00

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, **GLBAK LLC, a Nebraska Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Logan Blevins, an unmarried man** ("Grantee"), his 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 Lot No. 62 and 64 of Block 55 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, 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 GLBAK, LLC, A Nebraska Limited Liability Company by Warranty deed from Megan Byrd Proby and Jason Proby, wife and husband of record in Instrument No. 20190211-0012700 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 11, 2019.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

This is improved property located at 607 45th Avenue North Nashville TN 37209

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, Grantors warrant his instrument is effective as of the 19th day of April, 2023.

GLBAK LLC, a Nebraska Limited Liability Company

BY: _____
Gregory A. Koster, Member

BY: _____
Liliane L. Koster, Member

STATE OF Nebraska)
COUNTY OF Buffalo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory A. Koster and Liliane L. Koster, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the members of GLBAK, LLC, the within named bargainor, a Nebraska limited liability company, and that they as such members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its members.

Witness my hand, at office, this 18th day of April, 2023.

_____
Notary Public
My Commission Expires: 8-16-25

GENERAL NOTARY - State of Nebraska
ELAINE L. STEINBECK
My Comm. Exp. August 16, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the ~~20th~~ 19th day of April, 2023.

Affiant Signature
Date April 20, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON