BOX 10-B

Karen Johnson Davidson County
Batch# 1019473 DEEDWARR
06/27/2023 01 22 17 PM 2 pgs
Fees $13 00 Taxes $1,295 00

20230627-0048844

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC	**SAME**	**061-10-0-085.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BLUECASTLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATON PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 5, on the map entitled W C Hagan's Resubdivision of Lots 59, 60, 109 and 110 of Maplewood Heights, of record in Plat Book 974, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bluecastle, LLC, a Tennessee Limited Liability Company, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by deed dated December 30, 2015, of record in Instrument No. 20151231-0131437, said Register's Office

This conveyance is subject to matters shown on the Plan of record in Plat Book 974, page 51; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4269, page 166; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **805 VIRGINIA AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 23rd day of June, 2023.

BLUECASTLE, LLC
A Tennessee Limited Liability Company

By: William Simpson, Admin. Member

By: Patricia Simpson, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM SIMPSON and PATRICIA SIMPSON,** 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 Admin Members of BlueCastle LLC, the within-named bargainor, a Tennessee Limited Liability Company and that they as such Admin Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of BlueCastle LLC, by themselves as such Admin. Members

Witness my hand and official seal at Nashville, Tennessee this 23 day of June, 2023.

My Commission expires: March 3, 2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public