FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **310,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF Sept., 2023 Notary Public MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1050212 DEEDWARR
09/15/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230915-0072343

SHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4719

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bloodline Development Group	Bloodline Development	**083-07-0-041.00**
(NAME) **813 Powers Avenue**	(NAME) Group, Inc 625 Bakers Bridge,	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) Ste. 105 Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lois Irene Lilley, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bloodline Development Group, a Tennessee Corporation** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly the 27th, Ward of the city of Nashville, Davidson County, Tennessee. Being the easterly half of Lot No. 7 on the plan of the Subdivision of the Robert E. Power Lands, of record in 421, Page 56, Register's Office of Davidson County, Tennessee, as described as follows:

said part of Lot No. 7 fronts 50 feet on the Westerly side of Powers Avenue and runs back 111.5 feet on the Northerly line and 122.5 feet on the southerly line to a dead line, measuring 52 feet, more or less, thereon.

Being the same property conveyed to Lois Irene Lilley by Quitclaim Deed from Keith Tyrone Watkins, a single man and Lois Irene Lilley-Watkins, a single woman, recorded on _____, in Instrument Number _____, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lois Irene Lilley-Watkins by Deed dated July 18, 2011 from Keith T. Watkins, recorded July 18, 2011, in Instrument Number 20110718-0054816, in the Register's Office of Davidson County, Tennessee.

*Keith Tyrone Watkins and Keith T. Watkins are one and the same.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **813 Powers Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 8 day of **September, 2023**

Lois Irene Lilley

Lois Irene Lilley

STATE OF Florida
COUNTY OF Manatee

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lois Irene Lilley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 8 day of **September, 2023.**

NOTARY PUBLIC

My Commission Expires: 12/18/2025

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.

202309150072343

True Copy Certification

I, Yvette Meldrum, 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 September 8, 2023.

Signature
September 8, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 8, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025