THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $317,500.00 Affiant Subscribed and sworn to before me, this 30th day of October 2023. Notary Public My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1066437 DEEDWARR
10/31/2023 09 20 33 AM 2 pgs
Fees $13 00 Taxes $1,174 75

20231031-0084870

WARRANTY DEED

Address New Owner: Zoe Garner and Maria Garner 2721 Hartford Drive Nashville, TN 37210	Send Tax Bills to: New Owner	Tax Parcel ID No.____ 119-10-0-120.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEAR BLUE EQUITY, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ZOE KATHERINE GARNER, UNMARRIED, AND MARIA ANNE GARNER, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** (collectively "Grantee"), Grantee's 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. 34 on the Plan of Final Layout for Subdivision Hidden Acres of record in Plat Book 1130, Page 89, 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 Clear Blue Equity, LLC by Warranty deed from William C. Boone of record in Instrument No. 20140717-0063348 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 17, 2014.

This is improved property commonly known as: **2721 Hartford Drive Nashville, TN 37210**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October 2023.

CLEAR BLUE EQUITY, LLC

By: Jennifer S. Ghanem, Authorized Representative

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **JENNIFER S. GHANEM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Authorized Representative of Clear Blue Equity, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 30th day of October 2023.

Ashley Fort
Notary Public
My commission expires: 11/2/26