WARRANTY DEED

RACHEL L. GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

B-SH-23-2106B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-15-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blackbird LLC	Blackbird LLC	
(NAME)	(NAME)	
2106 B 24th Avenue North	3493 Shores Rd	**081-06-0F-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1006	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WISDOM ROCK, LLC, A TENNESSEE MANAGER-MANAGED LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLACKBIRD LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:

Being Unit B, as shown on Exhibit "B" on the Plan of 2106 24th Avenue North Commons Horizontal Property Regime, a Horizontal Property Regime as shown in the Declaration of Covenants, Conditions and Restriction in Instrument 20210514-0065167, in the Register's Office for Davidson County, to which plan reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Wisdom Rock LLC by Warranty Deed from Walter Colson Paint and Body Shop, Inc of record in Instrument No. 20210423-0054431 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 23, 2021.

This conveyance is subject to:

- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 31, Page 603, and Instrument Number 20210406-0045168, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210514-0065167, Register's Office for Davidson County, Tennessee.
- Charter of 2106 24th Avenue North Commons Homeowners Association, Inc of record at Instrument No. 20210603-0074525, in the aforesaid Davidson Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2106 B 24th Avenue North, Nashville, Tennessee 37208-1006**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1085735 DEEDWARR
12/27/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20231227-0099356

Witness my/our hand(s) this the 22nd DAY OF DECEMBER, 2023.

Wisdom Rock, LLC

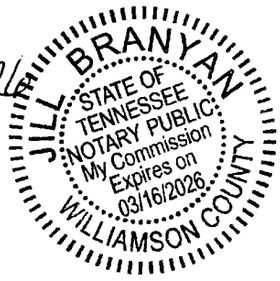
BY:_____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WISDOM ROCK, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2023.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-22-23.

Affiant Signature

12-27-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY