WARRANTY DEED

Karen Johnson Davidson County
Batch # 1095270 DEEDWARR
01/29/2024 11:40:09 AM 2 pgs
Fees: $13.00 Taxes: $1,263.55

20240129-0005972

BS-P-24-248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27

(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
4:13 Holdings, LLC	**New Owner**	
(NAME) **375 Davids Way**	(NAME)	**134-13-0-214.00**
(ADDRESS) **La Vergne, TN 37086**	(ADDRESS)	
(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, **BLUEBIRD PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **4:13 HOLDINGS, LLC,** 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, State of Tennessee, described as follows, to wit:

Being Lot No. 373 on the Plan of Hillbrook, Section 6, of record in Plat Book 4175, Page 7, in the Register's Office for said County.

Said Lot No. 373 fronts 72.68 feet on the northerly margin of Largo Drive and extends back 77.4 feet on the easterly line and 115 feet on the westerly line to a dead line, which is a broken line, in the rear, measuring 90.24 feet thereon.

Being the same property conveyed to Rodney Hayes and wife, Cynthia Hayes by Warranty deed from Douglas Ray Matthews and wife, Shirley L. Matthews of record in Instrument No. 20000501-0043413 Register's Office for Davidson County, Tennessee, dated April 26, 2000 and recorded on May 01, 2000.

The said Rodney Hayes having died on or about April 27, 2006, leaving Cynthia Hayes as surviving tenant by the entirety.

Being the same property conveyed to Bluebird Properties LLC, a Tennessee Limited Liability Company by Warranty deed from Cynthia Hayes, single of record in Instrument No. 20220222-0019965 Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on February 22, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 7, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4213, Page 155, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **248 Largo Drive, Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 26th DAY OF JANUARY, 2024.

Bluebird Properties LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 BLUEBIRD PROPERTIES 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 26th of January, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212