Karen Johnson Davidson County
Batch# 1100064 DEEDWARR
02/12/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240212-0009622

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 240146622** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Trish Townsend Affiant Subscribed and sworn to before me, this 8th day of February, 2024. B. Hinton Notary Public My Commission Expires: 9/27/26

WARRANTY DEED

Address New Owner: Bryan Daniel Sandoval 85 Robertson Street Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-16-0-422.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **2803 Blair Blvd, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Daniel Sandoval, a single person**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Real Property located in Davidson County, Tennessee, being described as follows:

Being the East 20 feet of Lot No. 5 and the West 10 feet of Lot No. 6 in Block "F" in the Hermitage Addition to South Nashville, of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 30 feet on the Southerly side of Robertson Street and run back, between parallel lines 165 feet to an alley.

Being the same property conveyed to 2803 Blair Blvd LLC, a Tennessee limited liability company by Quitclaim Deed from BCM Construction, LLC, a Tennessee limited liability company and Andre Lewis, as tenants in common, of record in Instrument No. 20210723-0099307 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 23, 2021.

This conveyance is for the purpose of transferring assets from 2803 Blair Blvd, LLC as the LLC has been administratively dissolved and is wrapping-up its affairs.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 57, Page (s) 42 and 43, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right of Way of record in Instrument Number 20220810-0091097, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 85 Robertson Street Nashville TN 37210

*** Brandon Mason joins in this conveyance, individually, to convey any and all interest he may have to subject property.**

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2024.

2803 Blair Blvd, LLC

BY: _____
Brandon Mason, Sole Member

_____
Brandon Mason, Individually

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Brandon Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of 2803 Blair Blvd, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of February, 2024.

_____
Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brandon Mason, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of February, 2024.

Notary Public _____

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/8/24.

Date

Brenda Huntsman

Affiant Signature

2/12/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of February, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

