Karen Johnson Davidson County
Batch# 1111425 DEEDWARR
03/15/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20240315-0017892

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $699,900.00.

Affiant

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Subscribed and sworn to before me this 14th day of March, 2024.

Notary Public
My Commission Expires:

File No.: 2024-840

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kieran B. Tracy and Jaclyn B. Tracy	Guaranteed Rate	
644 Lemont Dr Nashville, TN 37216	3940 N Ravenswood Ave Chicago, IL 60613	051-14-0-041

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Daniel Evan Marshman Goldblatt a/k/a Daniel Goldblatt, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kieran B. Tracy and Jaclyn B. Tracy, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Section 10, 1st Add to Sec. No. 6 and 1st Add. to Sec. No. 2, Gra-Mar Acres of record in Plat Book 2663, Page 34, 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 Daniel Goldblatt, a single man by Warranty Deed from TJK Properties, LLC, a Michigan Limited Liability Company of record in Instrument No. 20200903-0100891 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 03, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 644 Lemont Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 12th day of March, 2024.

Daniel Evan Marshman Goldblatt

Daniel Evan Marshman Goldblatt

STATE OF ILLINOIS
COUNTY OF COOK

On this 12th day of March, 2024, before me personally appeared Daniel Evan Marshman Goldblatt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of March, 2024.

Notary Signature
My commission expires: 8·17·2026

"OFFICIAL SEAL"
Lenora C Dennis
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 880754
My Commission Expires 08/17/2026

Certificate of Authenticity

I, Adde Dilworth, 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 **March 12, 2024**.

Date

Affiant Signature

March 12, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025