WARRANTY DEED

G-CM-24-1813

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

1525
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(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)
BlueChip Investments, LLC	new owner	
(NAME) **1813 6th Ave N**	(NAME) 1612 Stokley Lane	**081-08-0-225.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Old Hickory, TN 37138	
(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, **CHAN MCCULLOUGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUECHIP INVESTMENTS, 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 Lot No. 448 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 448 fronts 52 feet one-half inch on the Westerly side of 6th Avenue, North, formerly High street and runs back 112 feet 2-1/2 inches on the Southerly lines and 97 feet 9 inches on the Northerly line with the Southerly margin of an alley to an alley in the rear and show 50 feet on said alley.

Being a portion of the same property conveyed to Chan McCullough by Quitclaim Deed from Venture Partners, a Tennessee general partnership of record in Instrument No. 20190621-0060099 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 21, 2019. Deed of Correction recorded simultaneously herewith in Instrument No. 20240429 0031050 , Register's Office for Davidson County, Tennessee. Said Deed of Correction is being recorded to correct the name of the Grantor from Venture Partners, a Tennessee general partnership in current deed of record to Venture Properties, a Tennessee General Partnership.
Being a portion of the same property conveyed to Venture Properties by Quitclaim Deed from Johnny Burroughs and wife Linda Burroughs of record in Instrument No. 20060110-0003456 Register's Office for Davidson County, Tennessee, dated September 25, 2005 and recorded on January 10, 2005.
Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Quitclaim Deed from Real Estate BSI, LLC of record in Instrument No. 20041109-0135305 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on November 09, 2004.
Being the same property conveyed to Real Estate BSI, LLC by Warranty Deed from Sheila Marie Buchanan of record in Instrument No. 20041109-0135304 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on November 09, 2004. Oscar Buchanan having since died.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, 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: **1813 6th Ave N, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch # 1128720 **DEEDWARR**
04/29/2024 11:50 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20240429-0031051

Warranty Deed

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 24th DAY OF APRIL, 2024.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAN MCCULLOUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2024.

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

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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