Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Blvd., Suite 130
[illegible], TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

BS-P-24-68

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1130057
05/02/2024 11:02:51 AM
Fees: $13.00 Taxes: $1,738.63

Davidson County
DEEDWARR
2 pgs

20240502-0032188

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brittany Thomas		
(NAME)	(NAME)	**119-11-0-129-00**
68 East Thompson Ln	**NEW OWNER**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2514		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY THOMAS, UNMARRIED,** 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. 103 on the Plan of Plan of Mashburn Heights of record in Plat Book 1835, Page 1, 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 Louis G. Parker and wife, JoeAnna V. Parker, as tenants by entirety by Warranty Deed from John H. Pritchett, Jr. and wife, Laketa Pritchett of record in Book 7035, page 986, Register's Office for Davidson County, Tennessee, dated November 05, 1986 and recorded on November 10, 1986. The said Louis G. Parker having died on or around September 26, 2019 leaving JoeAnna V. Parker as surviving tenant by the entirety.

Being the same property conveyed to Bluebird Properties LLC by Warranty Deed from JoeAnna V. Parker, unmarried of record in Instrument No. 20231101-0085274 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on November 01, 2023.

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 1835, Page 1, 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: **68 East Thompson Ln, Nashville, Tennessee 37211-2514**.

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 30th DAY OF APRIL, 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 30th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

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