Karen Johnson
Batch # 1132837
05/09/2024 10:11:09 AM
Fees: $13.00 Taxes: $2,201.50

Davidson County
DEEDWARR
2 pgs

20240509-0034160

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $595,000.00

Affiant

Subscribed and sworn to before me, this 8 day of May 2024.

Notary Public
My commission expires: 6-17-2027

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Castro	United Wholesale Mortgage, LLC	069-12-0G-002.00
2109B Courtney Avenue	585 South Blvd E	
Nashville, TN 37218	Pontiac, MI 48341	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blonde Consulting, LLC, a Tennessee limited liability company, and James Fineman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brian Castro, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 2109B of 2109 Courtney Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2109 Courtney Townhomes, a Horizontal Property Regime of record in Instrument Number 20221205-0126506 and as amended by Instrument No. 20230111-0002340, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Blonde Consulting, LLC, a Tennessee limited liability company, and James Fineman, by Warranty Deed from Pamela Strange (f/k/a Pamela Shields) and Joe Strange, wife and husband, dated August 19, 2022 of record as Instrument No. 20220822-0094437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2109B Courtney Avenue, Nashville, TN 37218

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 8th day of May, 2024.

Blonde Consulting, LLC
a Tennessee limited liability company

By: Brian Hurst
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brian Hurst, Authorized Representative for Blonde Consulting, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of May, 2024.

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: 8-23-2025

James Fineman by Brian Hurst his Attorney-in-fact
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **James Fineman**, and who acknowledged that he executed the same as the free act and deed of **James Fineman**.

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of May, 2024.

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: 8-23-2025

FILE NO: 2024037900