Karen Johnson
Batch # 1141646
06/03/2024 02:00:25 PM
Fees: $13.00 Taxes: $2,220.00
Davidson County
DEEDWARR
2 pgs
20240603-0041227

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual value or consideration, ~~whichever is greater~~, for this transfer is $600,000.00. Affiant Sworn to and subscribed before me this 31st day of May, 2024. Notary Public My Commission Expires:_____
THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC 130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065 Telephone (615) 790-2444; Facsimile (615) 790-2951	

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Blue Sky Properties LLC		Same as	
132 Taggart Ave	4022 Media St.	New Owner	103-04-0-326.00
Nashville, TN 37205-4227	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Jeremy J. Meyer a/k/a Jeremy James Meyer, unmarried** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Blue Sky Properties LLC, a Tennessee limited liability company** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Resubdivision of Lot 33 Map of Charlotte Ave. Church of Christ Addition to West Nashville of record in Instrument No. 20110304-0017606, 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 Jeremy J. Meyer, unmarried by Warranty Deed from Stephen T. Church A/K/A Steve Church, as Trustee of B2J Revocable Trust Dated December 12, 1990 and Amended November 30, 1999 of record in Instrument No. 20110923-0073782 Register's Office for Davidson County, Tennessee, dated September 22, 2011 and recorded on September 23, 2011.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BAT-24-4022

Taxes and assessments for the year 2024, and all subsequent years, a lien not yet due and payable.
Plan of record in Plat at Instrument No. 20110304-0017606, Register's Office for Davidson County, Tennessee.
Easement of record in Book 1291, Page 16, in the Register's Office for Davidson County, Tennessee.
Easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of May, 2024.

Jeremy J. Meyer a/k/a Jeremy James Meyer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Jeremy J. Meyer a/k/a Jeremy James Meyer, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 31st day of May, 2024.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027