BOX 10-B

Karen Johnson Davidson County
Batch # 1145693 DEEDWARR
06/11/2024 11:26:08 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20240611-0043655

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** DAY OF **JUNE, 2024.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EQUITY TRUST CO. CUSTODIAN F/B/O VIRGINIA N. PITTS IRA & F/B/O GREGORY PITTS IRA	**SAME**	**051-07-0-062.00**
(NAME) **P. O. BOX 451340**	(NAME)	
(ADDRESS) **WESTLAKE, OH 44145**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, BLUECASTLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EQUITY TRUST CO. CUSTODIAN F/B/O VIRGINIA N. PITTS IRA AND EQUITY TRUST CO. CUSTODIAN F/B/O GREGORY PITTS IRA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1, as shown on the map entitled Final Plat (Zone RS15), Resubdivision of Part of Parcel "C", Stratton Heights, of record in Instrument No. 20030602-0074361, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BLUECASTLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS, IRA, 50% UNDIVIDED INTEREST and EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA, 50% UNDIVIDED INTEREST, of record in Instrument No. 20160405-0032554, dated April 1, 2016, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Instrument No. 20030602-0074361; Easement of record in Instrument No. 20120228-0017172; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1123 GIBSON DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10th day of June, 2024.

BLUECASTLE, LLC
A Tennessee Limited Liability Company

By: WILLIAM SIMPSON, ADMIN. MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Admin. Member of **BlueCastle, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **BlueCastle, LLC,** by himself as such Admin. Member.

Witness my hand and official seal at office this 10th day of June, 2024.

My Commission Expires: **March 3, 2026**

Notary Public

