RECORDING REQUESTED AND PREPARED BY
D. Alexander Jones
Dean Jones LLP
350 Sansome Street, 3rd Floor
San Francisco, CA 94104

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO
JASON A. BLACKBURN
163 Avocado Street
Encinitas, CA 92024

Karen Johnson Davidson County
Batch # 1163570 DEEDQC
07/30/2024 08:16:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240730-0057268

Space above line for Recorder's use

MAP PARCEL NUMBER: 050020E11500CO

Property Address: 1087 Cone Boulevard, Nashville, TN 37207

Grantor's Address: 163 Avocado Street, Encinitas, CA 92024

Grantee's Address: 163 Avocado Street, Encinitas, CA 92024

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **JASON ALEXANDER BLACKBURN**, an unmarried man, hereinafter called the Granter, have bargained and sold, and by these presents do transfer and convey unto **1087 Cone LLC**, hereinafter called Grantee, 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. 115 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to NVR, Inc., a Virginia Corporation TIA Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated February 7, 2022, of record in Instrument No. 20220210-0015584, Register's Office for Davidson County, Tennessee.

Dated: 5/28, 2024

JASON ALEXANDER BLACKBURN,
grantor

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of San Diego)

On 05/28/, 2024, before me, Estrellita Contreras Garcia, a notary public, personally appeared **JASON ALEXANDER BLACKBURN**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ESTRELLITA
CONTRERAS-GARCIA
COMM # 2437979
County of SAN DIEGO
California Notary Public
Comm Exp FEB. 12, 2027

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

Affiant

Subscribed and sworn before me, this _____ day of _____, 20___.

Notary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego
Subscribed and sworn to (or affirmed)
before me on this 18 day of July
20 24 by Jason Alexander Blackburn
proved to me on the basis of satisfactory
evidence to be the person(s) who
appeared before me.

Signature

LUISA FONSECA
Notary Public - California
San Diego County
Commission # 2460757
My Comm. Expires Aug 24, 2027