Karen Johnson Davidson County
Batch# 1230121 DEEDWARR
01/24/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250124-0005800

WARRANTY DEED

KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya M. Greeley	New Owners	
(NAME)	(NAME)	07307025100
2604 Tate Ct		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Blu Property Group LLC, a Tennessee Limited Liability Commpany**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanya M Greeley, A Single Woman, As Sole Ownership,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 6B of the Zone Lot Division of Lots 1, 2, 4, 5, 6 and 7, Cabin Hill Subdivision, Section Two, of record in Book 6250, Page 666, amending Book 6050, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BLU Property Group, LLC, a Tennessee Limited Liability Company, by virtue of that certain Quit Claim Deed dated September 21, 2023, and being of record at Instrument No. 20231004-0078209 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2604 Tate Ct. Nashville, TN 37214
(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 24th day of January, 2025.

BLU Property Group LLC by RHM, LLC, its Member

By: Raun Swafford, Member of RHM, LLC

By: Christina Swafford, Member of RHM, LLC

BLU Property Group LLC

By: Jackie Dale, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Raun Swafford and Christina Swafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a Members of RHM, LLC, Member of BLU Property Group LLC, the within named bargainor, a Limited Liability Company, and that such Members of RHM, LLC, executed the foregoing instrument for the purpose therein contained, by signing the name of RHM, LLC, Member of BLU Property Group LLC.

WITNESS my hand and official seal at office this 24th day of January, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jackie Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of BLU Property Group LLC, the within named bargainor, a Limited Liability Company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of BLU Property Group LLC.

WITNESS my hand and official seal at office this 24th day of January, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/24/25.

Affiant Signature

1/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of January, 20 25

Notary's Signature

(Notary Seal)

My Commission Expires: 11-3-25

202501240005800