# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236365 DEEDWARR
02/11/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250211-0010477

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 2/17/27

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY CASSIE LOVVORN

MST 2025-0057(Seller)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Danielle Stubbe | Lending Hand Mortgage, LLC | 083-07-0-041-00 |
| (NAME) | (NAME) | |
| 813 Powers Ave | 510 Lintz Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Madison, TN, 37115 | |
| (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, WE, **Bloodline Development Group Inc,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: **Danielle Nicole Stubbe, a single woman,** 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 the Easterly half of Lot No. 7 on the Plan of the Subdivision of the Robert E. Power Lands, of record in Book 421, page 56, Register's Office for Davidson County, Tennessee, and described as follows:**

**Said part of Lot No. 7 fronts 50 feet on the Westerly side of Powers Avenue and runs back 111.5 feet on the Northerly line and 122.5 feet on the Southerly line to a dead line, measuring 52 feet, more or less, thereon.**

**Being the same property conveyed to Bloodline Development Group, a Tennessee Corporation, by warranty deed of Lois Irene Lilley, unmarried of record in Instrument #20230915-0072343, Register's Office, Davidson County, TN dated September 8, 2023, recorded September 15, 2023.**

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 56, Register's Office for Davidson County, Tennessee.

This property, known as 813 Powers Ave, Nashville, TN 37206
(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/our hand(s) this 7th DAY OF February, 2025.

**Bloodline Development Group, Inc.**

**BY:** Caleb Green, Authorized Representative

**Caleb Green, Authorized Representative**

STATE OF Texas
COUNTY OF Brazoria

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named CALEB GREEN, by audio-visual communication, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the AUTHORIZED REPRESENTATIVE for BLOODLINE DEVELOPMENT GROUP, INC., and that BLOODLINE DEVELOPMENT GROUP, INC., authorizes them to execute this instrument on its behalf as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 02/07/2025
DATE

Marie Ward
Notary Public
My commission expires: 10/24/2027

NOTARY PUBLIC STATE OF TEXAS
Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Electronically signed and notarized online using the Proof platform.

# Certificate of Authenticity

I, Joshua A. Terry, 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 2/7/2025.

Affiant Signature – Joshua A. Terry

2/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/10/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27