WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240607 DEEDWARR
02/25/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250225-0013980

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00.

Affiant

Subscribed and sworn to me on 02/24/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

GLENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessie Goldstein 759B Alloway St. Nashville, TN 37203	Guild Mortgage Company LLC P.O. Box 818009 Cleveland, OH 44181-9600	105 06 0E 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Blue Rock Coast, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jessie Goldstein, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of New Alloway Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing of New Alloway Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140806-0070603, as amended recorded in Instrument No. 20151209-0124097 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brian Atwood and Peggy Atwood, husband and wife from Samuel D. Nugent and W. Todd Stutts, both unmarried, as tenants in common with right of survivorship, by Warranty Deed dated October 12, 2021, and recorded on October 15, 2021 in Instrument No. 20211015-0139065, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blue Rock Coast, LLC, Brian & Peggy Atwood, Owners, residing at 116 Agnes Rd., Suite 200, Knoxville, Knox County, Tennessee 37919 from Brian Atwood and Peggy Atwood, husband and wife from, by Quitclaim Deed dated May 16, 2023, and recorded on November 26, 2024 in Instrument No. 20241126-0092367, Register's Office for Davidson County, Tennessee.

This is improved property known as 759B Alloway St., Nashville, Tennessee 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 02/24/25.

Blue Rock Coast, LLC, a Tennessee limited liability company
By: Green 33, LLC, a Wyoming limited liability company
Its: Sole Member

By: _____
Name: Peggy Atwood, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Peggy Atwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Green 33, LLC, a Wyoming limited liability company, Sole Member of Blue Rock Coast, LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such Authorized Member.

Witness my hand and official seal on 02/ 20 /25.

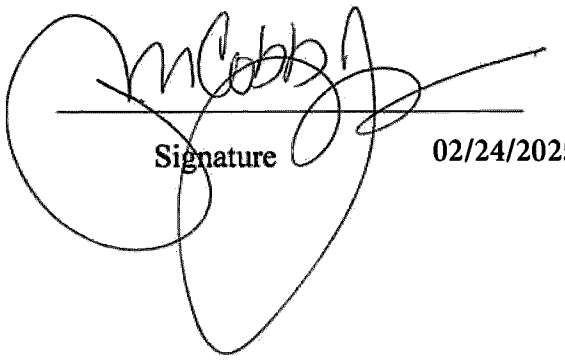
_____
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **February 24, 2025.**



Signature 02/24/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 24th day of February, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

