Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1240667
02/26/2025 08 07 08 AM
Fees $13 00 Taxes $1,069 30

39-B
Davidson County 1025
DEEDWARR
2 pgs

20250226-0014060

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **3308 Long Boulevard, LLC, a Pennsylvania limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robin Bluejoy, single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. B-3 on the Plan of the Condominium Plat for Longview Apartments, of record in Plat Book 6200, page 95, as amended in Book 6200, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 3308 Long Boulevard, LLC by Warranty Deed from John Stanley and Korina Stanley, husband and wife of record in Instrument No. 20210616-0081444 Register's Office for Davidson County, Tennessee, dated June 14, 2021 and recorded on June 16, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 3308 Long Boulevard #B3, Nashville, TN 37203.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

---

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| **Robin Bluejoy**<br>**3308 Long Boulevard #B3**<br>**Nashville, TN 37203** | **Mortgage Research Center, LLC**<br>**dba Veterans United Home Loans**<br>**1400 Forum Blvd, Suite 18**<br>**Columbia, MO 65203** | **104-06-0F-007.00** |

**WITNESS THE EXECUTION HEREOF** this 14th day of February, 2025.

**3308 Long Boulevard, LLC**

Teresa Wright, Sole Member

Teresa Wright, Sole Member

**State of Pennsylvania)**
**County of Snyder )**

On this 14th day of February, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Teresa Wright, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that they executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Member of the maker, 3308 Long Boulevard, LLC, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of 3308 Long Boulevard, LLC as Sole Member.

Notary Public

My Commission Expires: April 5th 2027

Commonwealth of Pennsylvania - Notary Seal
Lori A Shull, Notary Public
Snyder County
My commission expires April 05, 2027
Commission number 1232051

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 289,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of February, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA K ROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON