THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Davidson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $499,999.00 Affiant Subscribed and sworn to before me, this 14 day of May, 2025. Notary Public My Commission Expires: 7-3-28

Karen Johnson Davidson County
Batch# 1274110 DEEDWARR
05/16/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250516-0038724

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

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Catalina Olender 947 Sharpe Ave. Nashville TN 37206	New Owner	Tax Parcel ID No. 083-01-0-055.01

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEAR BLUE EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CATALINA OLENDER, UNMARRIED WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the easterly 6.25 feet of Lot Number 8 and the westerly 43.75 feet of Lot Number 7 on the Map of Jones and Bradford's Subdivision, of record in Book 332, page 53, Register's Office for said County.

Said parts of Lots Numbers 7 and 8 front together 50 feet on the northerly side of Sharpe Avenue and run back between parallel lines 154.5 feet to an alley.

Being the same property conveyed to Clear Blue Equity LLC, a Tennessee Limited Liability Company by Deed dated December 9, 2011 from Nicholas B. Ogden, recorded December 9, 2011, in Instrument Number 20111209-0096235, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **947 Sharpe Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2025.

CLEAR BLUE EQUITY, LLC

Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of CLEAR BLUE EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 14th day of May, 2025.

Notary Public
My Commission Expires: 11-2-2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. 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 May 14, 2025.

Affiant Signature

5/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025