This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 16-5942-SL

Karen Johnson Davidson County
Batch# 1278482 DEEDWARR
05/28/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250528-0041857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2025.

Notary Public
My Commission Expires: 9-7-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Moriah J. Lee and Gregory R. Carrillo 3105 Hillside Road Nashville, TN 37207	NEW OWNER	060 08 0 041.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Blue Line, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Moriah J. Lee , an unmarried woman and Gregory R. Carrillo, an unmarried man**(individually and/or collectively, "Grantee"), 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 Southerly 60 feet of the Northerly 80 of the Westerly 150 feet of Lot No. 11, as shown on the map entitled the Map of E. A. LINDSEY SUBDIVISION, of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Blue Line, LLC, a Tennessee limited liability company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20241105-0085977, in the Register's Office of Davidson County, Tennessee, dated October 31, 2024 and recorded on November 5, 2024.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Johnny W. Goad and Lance W. Goad, of record in Instrument No. 20241104-0085610, in the Register's Office of Davidson County, Tennessee, dated October 31, 2024 and recorded on November 4, 2024.

Being the same property conveyed to Dorris Goad and Ina Goad, husband and wife, and sons Johnny Goad and Lance Goad, by Administrator's Deed from Martha Beck, Administrator CTA of the Estate of Houston L. Mangrum, deceased, of record in Instrument No. 20130219-0016490, in the Register's Office of Davidson County, Tennessee, dated February 14, 2013 and recorded on February 19, 2013. The said Dorris Goad died on August 24, 2018, then Ina Goad died August 7, 2022 intestate.

This is improved property located at: **3105 Hillside Road, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of May, 2025.

GRANTOR:

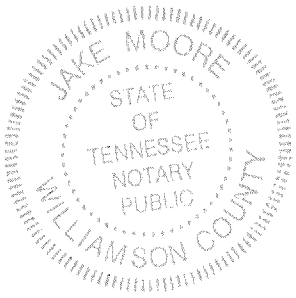
Blue Line, LLC, a Tennessee Limited Liability Company

By: _____
Alex Mann, Managing member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Mann, Managing member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Managing member of Blue Line, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

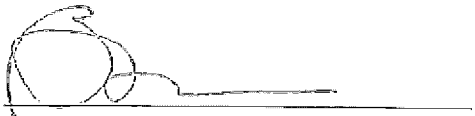
WITNESS my hand and seal at office this 28th day of May, 2025.



_____
Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Barbara McGinty, 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 5-28-2025 (date of document).

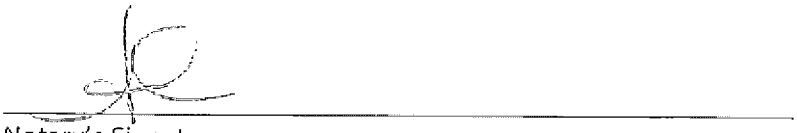


Affiant Signature

Date 5-28-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of May, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

