Karen Johnson
Batch # 1293772
07/03/2025 01.20 40 PM
Fees $23 00 Taxes $1,479 63
Davidson County
DEEDWARR
4 pgs
20250703-0052794

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677phone
931-233-4079fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA DOUGLAS BLANCO, AN UNMARRIED MAN AND SWANY BLANCO, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIRHEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO 28 ON THE PLAN OF HICKORY BEND, SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHAMPERY REAL ESTATE 2015, LLC, BY TRUSTEE'S DEED FROM ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, SUBSTITUTE TRUSTEE, DATED JULY 17, 2024, OF RECORD IN INSTRUMENT NO 20240725-0056171, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 3100 BOULDER PARK DR, Nashville, TN 37214, AND IS DESIGNATED AS MAP AND PARCEL NO. 096 15 0 015.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Granteesthat it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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

Witness our hands this 24 day of ~~A~~ JUNE, 2025.

CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY
ITS MANAGER

BY: DARIN S. PUHL
ITS: Authorized Agent

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of **WEDGEWOOD, LLC, MANAGER OF CHAMPERY REAL ESTATE 2015, LLC**, the within named bargainor, a California Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent for **WEDGEWOOD, LLC, MANAGER OF CHAMPERY REAL ESTATE 2015, LLC**

DONE at offices in _____(City), _____ (State), on this the

____ day of _____, 2025

Attached

_____
Notary Public
My Commission Expires: _____

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 24 day

of June , 20 25 , by Darin Puhl , authorized agent

for Wedgewood, LLC, manager of Champery Real Estate 2015, LLC ,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NRO1 CESAR MURATALLA COMM #2397803 Notary Public - California Los Angeles County My Comm Expires Mar 20, 2026 NRO1

(Seal)

Signature

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence

○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe _____

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STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 399,900.00.

Affiant

Subscribed and sworn to before me, this the 1 day of July, 2025.

NOTARY PUBLIC
My commission expires 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) as follows:
JOSHUA DOUGLAS BLANCO and SWANY BLANCO
3100 Boulder Park Dr.
Nashville, TN 37214

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 096 15 0 015.00

Return to:
Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206