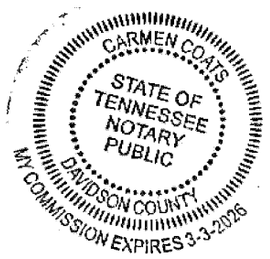
Karen Johnson Davidson County
Batch# 1297798 DEEDWARR
07/15/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,231.10
20250715-0055677

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $603,000.00. Affiant Subscribed and sworn to before me, this the 11th day of July, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bluegrass Capital Group, LLC	New Owner(s)	118-03-0-035.00
1224 2nd Avenue South suite 103		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY DOSS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUEGRASS CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of Melrose Heights Subdivision as of record in plan Book 1835, Page 11, Register's Office for said county.

Said Lot No. 4 fronts 65 feet along the northerly right of way of Rosedale Avenue, and extends back northerly, between parallel lines, 155 feet, said lot being 65 feet on the rear line.\r\n\r\nBeing the same property conveyed to Joe Barnes, Jr. by Warranty Deed from John Walker and wife, Addie B. Walker of record in Book 2435, page 346, Register's Office for Davidson County, Tennessee, dated June 04, 1985 and recorded on June 06, 1985.\r\n\r\nBeing the same property conveyed to Pauline E. Holt by Quitclaim Deed from Joe Gower and Forrest Barnes, Co-Executors of the Estate of Joe Barnes, Jr., deceased of record in Instrument No. 20071016-0122808 Register's Office for Davidson County, Tennessee, dated October 11, 2007 and recorded on October 16, 2007.

Last Will and Testament recorded in Instrument No. 20220408-0041487.\r\n\r\nBeing the same property conveyed to Gregory Doss, a single person by Quitclaim Deed from Gregory Doss, Beneficiary under the Last Will and Testament of Pauline E. Holt of record in Instrument No. 20240416-0027070 Register's Office for Davidson County, Tennessee, dated April 15, 2024 and recorded on April 16, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 562 Rosedale Avenue, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2025.

Gregory Doss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory Doss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1-22-29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 11. 2025.

Affiant Signature

15th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028