Karen Johnson Davidson County
Batch# 1311896 DEEDWARR
08/20/2025 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250820-0066487

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Michelle Kendig
Affiant

Subscribed and sworn to before me, this 19th day of August, 2025.

Patricia L Hurtt
Notary Public

My commission expires: 02/18/29

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Bliven and Shelly Bliven	**New Owner**	**104-02-4B-103.00-CO**
3000 Vanderbilt Pl #103		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

206 Properties LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Bliven and Shelly Bliven, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D' to said Master Deed.
Being the same property conveyed to Paul H. Roper, unmarried by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation of record in Instrument No. 20070702-0078827 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 02, 2007.
Being the same property conveyed to 206 Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Paul H. Roper of record in Instrument No. 20170119-0006065 Register's Office for Davidson County, Tennessee, dated January18, 2017 and recorded on January19, 2017.

This is improved property known as **3000 Vanderbilt Pl #103, Nashville, TN 37212.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, thier 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of August, 2025.

206 Properties LLC,
Tennessee Limited Liability Company

Janna Roper - Member

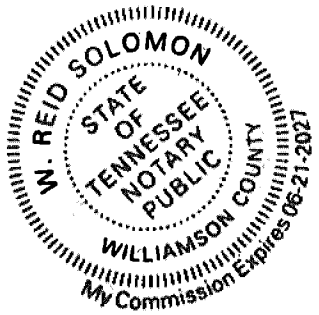
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, 206 Properties LLC, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of August, 2025.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 25-002531-524



SP 11/2015

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8|19|25 (date of document).

Michelle W Kendig
Affiant Signature

8|19|25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19TH day of August, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2|18|29

Notary's Seal

