Karen Johnson Davidson County
Batch# 1333701 DEEDWARR
10/14/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20251014-0081815

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

B-AT-25-4022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10.29.24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Linkous and Madeleine Linkous	Rocket Mortgage, LLC	
(NAME)	(NAME)	
4022 Media St	1050 Woodward Ave	**103-04-0-326.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLUE SKY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW LINKOUS AND MADELEINE LINKOUS, MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 33 on the Plan of Resubdivision of Lot 33 Map of Charlotte Ave. Church of Christ Addition to West Nashville of record in Instrument No. 20110304-0017606, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blue Sky Properties, LLC, a Tennessee limited liability company by Warranty Deed from Jeremy J. Meyer a/k/a Jeremy James Meyer, unmarried of record in Instrument No. 20240603-0041227 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 03, 2024.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20110304-0017606, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1291, Page 16, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20241104-0085453, in the Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4022 Media St, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 14 DAY OF OCTOBER, 2025.

Blue Sky Properties, LLC

BY:_____
Anthony Tavakoli
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ANTHONY TAVAKOLI, 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 SOLE MEMBER of BLUE SKY PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 14th of October, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 10/14/2025 (**date of document**).

Affiant Signature

10/14/25

Date

State of TENNESSEE
County of SUMNER

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

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029