Karen Johnson Davidson County
Batch# 1352129 DEEDWARR
12/02/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20251202-0095401

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TX
County of Rockwall

The actual consideration or value, whichever is greater for this transfer is: $665,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 24 Day of NOV 2025

_____
Notary Public
My Commission expires 03 / 07 / 2028

LETICIA TAPIA-OJEDA
Notary Public, State of Texas
Comm. Expires 03-07-2028
Notary ID 4258975

NAME AND ADDRESS OF PROPERTY OWNER:
Jonathan Blocker and Lauren Lovelady
101 Blue Hills Ct
Nashville, TN 37214

SEND TAX BILLS TO:
Jonathan Blocker and Lauren Lovelady
101 Blue Hills Ct
Nashville, TN 37214

MAP AND PARCEL NUMBER: 08415009200

WARRANTY DEED
25NT01658

Effective the 11 Day of NOVEMBER 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

By Design Consulting LLC, a Michigan Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jonathan Blocker and Lauren Lovelady, husband and wife

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Castlewood Estates Subdivision, Section 1 of record in Plat Book 2331, Page 72, 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 By Design Consulting LLC, a Michigan Limited Liability Company, from William Gary West, an unmarried man, by Warranty Deed dated 04/25/2025 and recorded 04/28/2025 in Instrument No. 20250428-0032686, Register's Office of said County.

Being the same property conveyed to William Gary West, an unmarried person, by Executor's Deed from William Gary West and Barbara Gail West Black, Executors of the Estate of Dorothy Jones West of record in Instrument No. 20071207-0141753, in the Register's Office for Davidson County, Tennessee, dated December 04, 2007 and recorded on December 07, 2007.

This is an improved property commonly known as: 101 Blue Hills Court, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 11 day of November, 2025

By Design Consulting, LLC

BY: Kevin Cole, Member

State of Texas
County of Navarro

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Kevin Cole, Member of By Design Consulting, LLC**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 03/07/2028

LETICIA TAPIA-OJEDA
Notary Public, State of Texas
Comm. Expires 03-07-2028
Notary ID 4258975

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 11-11-25 (date of document).

Affiant Signature

12-1-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

