Karen Johnson Davidson County
Batch# 1353201 DEEDWARR
12/03/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20251203-0095910




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $442,000.00

Affiant

Subscribed and sworn to before me, this 25 day of November, 2025.

Notary Public
My commission expires:
12-2-28

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Blu Nights LLC** | | **105030K01000CO** |
| 1213 Pommel Ct. | | |
| Springfield TN 37172 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Tiffany Siragusa**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Blu Nights LLC**

HEREINAFTER CALLED THE GRANTEES, 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 Unit C10, as shown on The Plan of Dwell Lofts-2nd Ave South, a Horizontal Property Regime with private elements having been established by the Declaration of Covenants, Conditions and Restrictions of Dwell Lofts-2nd Ave South of record in Instrument No.20160111-0002907, as amended in Instrument No. 2060919-0098267, and Instrument No. 20171204-0123408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Siragusa, by Warranty Deed from Dwell Investment Group, LLC, dated August 31, 2017, of record in Instrument No. 20170905-0090770, Register's Office for Davidson County, Tennessee.
**Said property was never marital residence so no spouse enters into the execution of this instrument.**
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Furnish copy of buyer's Operating Agreement to ascertain identity of individual(s) authorized to execute closing documents on it's behalf.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1240 2nd Ave S #10, Nashville, TN 37210.

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; and we do covenant with the 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 in 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 GRANTEES, 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.

_____ Date: 11-25-25
Tiffany Siragusa

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tiffany Siragusa, the within named Grantor(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.

Witness my hand, at office, this 25th day of November, 2025.

Vanessa Cortner
NOTARY PUBLIC

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-08-2028

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 11/25/25 (date of document).

J. Russell
Affiant Signature

12/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

