Name and Address of New Owner:
Jonathan Paton Booker and Emily Shivani Amin
914 Blue Ridge Drive
Nashville, TN 37207

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1359034 DEEDWARR
12/17/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20251217-0100411

Map & Parcel No: 07116043400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jillian Leigh Doherty and Ciara Faith Doherty, Wife and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Paton Booker and Emily Shivani Amin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 37, on the Plan of T.I. Ward's Subdivision of certain lots in Williamson and Hayes Company Belleview Plan of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jillian Leigh Doherty and Ciara Faith Doherty, wife and wife by Warranty Deed from Raymond A. Gazaway and Diane M. Gazaway, husband and wife, dated October 29, 2020, of record in Instrument No. 20210223-0022187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 914 Blue Ridge Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of December, 2025.

_____(SEAL)
Jillian Leigh Doherty

_____(SEAL)
Ciara Faith Doherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2025, before me personally appeared Jillian Leigh Doherty and Ciara Faith Doherty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of December, 2025.

_____
Notary Signature
My commission expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

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 December 8. 2025.

Affiant Signature

16th day of December, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 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