WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360450 DEEDWARR
12/22/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $9,231.50
20251222-0101321

File #25-TL-6571-C

(SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Paul Bleull and Mary Judith Bleull	**New Owner**	
(NAME)	(NAME)	**115 05 0 030.00**
6571 Brownlee Drive	**6571 Brownlee Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(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,

JULIET BRAVO 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

JOSEPH PAUL BLEULL AND MARY JUDITH BLEULL, HUSBAND AND WIFE,

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. 65 on the Plan of WEST MEADE HILLS, SECTION THREE, as of record in Plat Book 3300, Page 8, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juliet Bravo Properties, LLC., a Tennessee Limited Liability Company, by Warranty Deed from Cornerstone Investments, Inc., a Tennessee corporation, and DHB R, LLC., a Wyoming Limited Liability Company, of record in Instrument No. 20230303-0015236, in the Register's Office of Davidson County, Tennessee, dated March 02, 2023 and recorded on March 03, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HILLS, SECTION THREE, as recorded in Plat Book 3300, Page(s) 8.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3252, Page 84.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **6571 Brownlee Drive, Nashville, TN 37205**.

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 17th day of December, 2025.

Juliet Bravo Properties, LLC, a Tennessee Limited Liability Company

By:_____
Jack Polson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

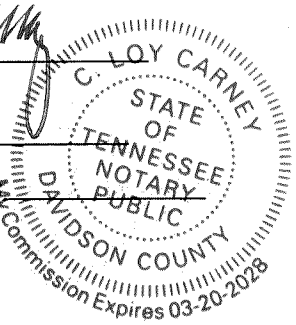
Before me, C. Loy Carney of the state and county mentioned, personally appeared Jack Polson, Member of Juliet Bravo Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Juliet Bravo Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 18th day of December, 2025.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



True Copy Certification

I, **Tammy Carney,** 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 this the 17th day of December, 2025.

Affiant Signature

Date 12-17-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

