WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361853 DEEDWARR
12/29/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,306.77
20251229-0102610

File #25-DW-0607-ON

(SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 5/28/29

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)
Michael Corey Miranne	NEW OWNER	
(NAME)	(NAME)	**091-12-0-117**
607 45th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

LOGAN BLEVINS, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL COREY MIRANNE, AN UNMARRIED PERSON,

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. 62 and 64 of Block 55 on the Plan of NO. 1, WEST NASHVILLE of record in Plat Book 57, Page(s) 74 and 75, 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 Logan Blevins, an unmarried man, by Warranty Deed from GLBAK LLC, a Nebraska Limited Liability Company, of record in Instrument No. 20230420-0029140, in the Register's Office of Davidson County, Tennessee, dated April 19, 2023, and recorded on April 20, 2023.

Shannon Renee Blevins, spouse of Logan Blevins, joins in to convey any and all marital interest in subject property.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 & 75.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **607 45th Avenue North, Nashville, TN 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 23rd day of December, 2025.

Logan Blevins

Shannon Renee Blevins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2025, before me personally appeared Logan Blevins and Shannon Renee Blevins, 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 23rd day of December, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mathis *(custodian's name)*, 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 23, 2025 *(date of document)*.

Custodian's Signature

12/23/25
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of December, 2025

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY