Karen Johnson Davidson County
Batch# 1377313 DEEDWARR
02/09/2026 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20260209-0009162

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 30th day of January, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bluejoy Homes LLC and JAK Roth, LLC	New Owner(s)	070-06-0-056-00
2728B Tucker Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANET BOOKER-DAVIS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUEJOY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAK ROTH, LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 5A as shown on the map entitled St. Michael's Square Section Zone Lot Division Lot 5, of record in Plat Book 6900, Page 489, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gwen E. Booker and Karen L. Booker, both unmarried, by deed from Michael Shields, of record in Book 7426, page 146 and corrected in Book 7508, page 165, Book 7513, page 756 and Book 7572, page 451, dated December 11, 1987, said Register's Office.

Being the same property conveyed to Gwen Booker Jones, married, by Quitclaim Deed from Karen L. Booker, dated March 9, 2001 and recoded March 15, 2001 in Instrument No. 20010315-0024655, Register's Office of Davidson County, Tennessee.

Gwen Booker Jones having become deceased. See Affidavit of Heirship in Instrument No. 20170706-0067975, said Register's Office.

Being the same property conveyed to Janet Booker-Davis by Quitclaim Deed from Louis E. Jones dated June 29, 2017 and recorded July 6, 2017 in Instrument No. 20170706-0067976, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2728B Tucker Road, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of January, 2026.

Janet Booker-Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janet Booker-Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2026.

Notary Public

My Commission Expires: 7-3-2028

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 Januarv 30. 2026

Affiant Signature

4th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of Februarv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028