Karen Johnson Davidson County
Batch# 1397704 DEEDWARR
03/26/2026 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20260326-0024114

WARRANTY DEED

File No.: 2026-0157

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to before me on MARCH 25, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-3-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Blue Chip Investments LLC 1014 Lawrence Ave Nashville, TN 37204	**New Owner**	071-16-0-203.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CORNELIUS V. JOLLEY, III, AS ADMINISTRATOR FOR THE ESTATE OF DOROTHY E. JOLLEY AND CORNELIUS V. JOLLEY, III AND DOROTHY E. BRYANT**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BLUE CHIP INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 and the Northerly half of Lot No. 109 on the Plan of Oakwood Park, as of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 108 and the Northerly half of Lot No. 109 front together 45 feet on the Westerly side of North 6th Street and run back between parallel lines 165 fee to a line at an alley, on which it measures 45 feet.

Being the same property conveyed to CORNELIUS V. JOLLEY AND WIFE, DOROTHY E. JOLLEY, by deed from H.L. JAMES AND WIFE, INA LEA JAMES, of record in Book 3401, page 5, dated June 14, 1962, said Register's Office. CORNELIUS V. JOLLEY died on or about August 27, 2016, leaving DOROTHY E. JOLLEY as the surviving tenant by the entirety.

DOROTHY E. JOLLEY conveyed her interest in said property to MAE C. WILSON by quitclaim deed of record in Instrument No. 20210514-0065184, dated May 12, 2021, said Register's Office. MAE C. WILSON conveyed her interest in said property through ROBERT GREENE, TRUSTEE to DOROTHY E. JOLLEY, CORNELIUS V. JOLLEY, III AND DOROTHY E. BRYANT, AS TENANTS IN COMMON by quitclaim deed of Instrument No. 20210719-0096777, dated July 14, 2021, said Register's Office.

DOROTHY E. BRYANT died intestate on or about March 21, 2024, said Register's. CORNELIUS V. JOLLEY, III has been appointed as Administrator of her Estate of record in Docket No. 24P2241, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1216 6th Street North, Nashville, TN 37207.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on March 25, 2026.

Grantor:

Estate of Dorothy E. Jolley

BY: _____
Cornelius V. Jolley, III
Administrator

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Cornelius V. Jolley, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Administrator (or other officer authorized to execute the instrument) of Estate of Dorothy E. Jolley, the within named bargainor, a estate, and that such Cornelius V. Jolley, III as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the estate as Administrator.

Witness my hand and seal, at office in 25th day of March, 2026

_____
Notary Public

My Commission Expires: May 20, 2028



Cornelius V. Jolley, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared, Cornelius V. Jolley, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2026.

Notary Public

My Commission Expires:
My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dorothy E. Bryant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared, Dorothy E. Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2026.

Notary Public

My Commission Expires:
My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March 25, 2026.

Affiant Signature

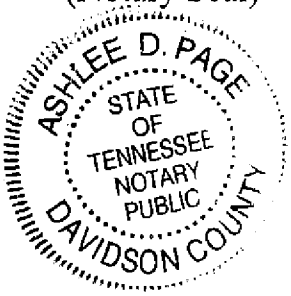
3/26/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of January, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026