Karen Johnson Davidson County
Batch# 1400086 DEEDWARR
04/01/2026 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20260401-0025796

# Warranty Deed

| | |
|---|---|
| COURTNEY JARBEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $155,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 25th day of March, 2026.<br><br>Notary Public<br><br>My commission expires: 1/22/2030 |

**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: |
|---|---|---|
| Jared C. Garner<br>Gabrielle Garner | New Owner | 070-06-0-056.00 |
| 1516 Nathan Court | | |
| Murfreesboro, TN 37130 | | |

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, **BLUEJOY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND JAK ROTH LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED C. GARNER, AN UNMARRIED MAN, AND GABRIELLE GARNER, A UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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, unmarried by Warranty Deed from Michael Shields, unmarried of record in Book 7426, Page 146, Register's Office for Davidson County, Tennessee, dated December 11, 1987 and recorded on December 15, 1987 and corrected in Book 7508, Page 165, Book 7513, Page 756 and Book 7572, Page 451.

Being the same property conveyed to Gwen Booker Jones, married (formerly known as Gwen E. Booker) by Quitclaim Deed from Karen L. Booker, unmarried of record in Instrument No. 20010315-0024655 Register's Office for Davidson County, Tennessee, dated March 9, 2001 and recorded on March 15, 2001.

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.
Being the same property conveyed to Bluejoy Homes LLC, a Tennessee Limited Liability Company and JAK Roth LLC, a Wyoming Limited Liability Company by Warranty Deed from Janet Booker-Davis, a single woman of record in Instrument No. 20260209-0009162 Register's Office for Davidson County, Tennessee, dated January 30, 2026 and recorded on February 09, 2026.

Gwen Booker-Jones is deceased on or about March 16, 2015, intestate.

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 25th day of March, 2026.

**Bluejoy Homes LLC, a Tennessee Limited Liability Company**

**By:** _____
**Anthony Vargas, Sole Member**

**JAK Roth LLC, a Wyoming Limited Liability Company**

**By:** _____
**Jeffrey Castillo Kendig, Authorized Agent**

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 Anthony Vargas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Bluejoy Homes LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

Witness my hand and seal this 25th day of March, 2026.

_____
Notary Public

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 Jeffrey Castillo Kendig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of JAK Roth LLC, a Wyoming Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

Witness my hand and seal this 25th day of March, 2026.

Carmen Coats
Notary Public

**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 March 25. 2026

Affiant Signature

31st day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2026

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