Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1420115 DEEDWARR
05/14/2026 10:31:26 AM 3 pgs
Fees: $18.00 Taxes: $5,106.00
20260514-0043413

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin Blanton and Michelle Maria Tellock	Same as new owner	082 03 0 021.00
(NAME) 922 Joseph Avenue	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Blue Chip Investments, LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Benjamin Blanton, and Michelle Maria Tellock, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 922 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13th day of May, 2026.

GRANTOR:

Blue Chip Investments, LLC, a Tennessee Limited Liability Company

By: _____
Robert E. Hudson, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Robert E. Hudson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Member of Blue Chip Investments, LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself as Sole Member of the Limited Liability Company.

WITNESS my hand, at office, this 13 day of May, 2026.



_____
Notary Public

My Commission Expires: 05-08-2029

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, beginning at a point on the West margin of Joseph St, 407 feet North of Cleveland St; running parallel with Cleveland St, 147 feet to an iron pin in the Easterly margin of a 12 foot alley; thence Northerly with the Easterly margin of said alley 50 feet to an iron pin; thence, Easterly parallel with Cleveland St 146.3 feet to stake in the Westerly margin of Joseph St; thence Southerly, with the West margin of Joseph St to the point of beginning.

Being the same property conveyed to Chip Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Robert Hudson, a married man, of record in Instrument No. 20250414-0028029, in the Register's Office of Davidson County, Tennessee, dated April 08, 2025 and recorded on April 14, 2025.

Being the same property conveyed to Robert Hudson, a married man, by Warranty Deed from Chan Mccullough, a married man, of record in Instrument No. 20241011-0079162, in the Register's Office of Davidson County, Tennessee, dated October 10, 2024 and recorded on October 11, 2024.

Being the same property conveyed to Chan McCullough, by Executor's Quitclaim Deed from Chan McCullough and Nancy M. Ryans Executors of the Estate of Araminta Williams, of record in Instrument No. 20240910-0069570, in the Register's Office of Davidson County, Tennessee, dated September 05, 2024 and recorded on September 10, 2024.

Being the same property conveyed to Araminta Williams, by Quitclaim Deed from Araminta Williams Family Partnership, of record in Instrument No. 20150318-0023330, in the Register's Office of Davidson County, Tennessee, dated October 20, 2014 and recorded on March 18, 2015. The said Araminta Williams having since died on February 27, 2024. Also see The Probate Case No. 24PR-13674, in the Chancery Court for Williamson County, Tennessee.

Being the same property conveyed to Araminta Williams Family Partnership, by Trustee's Deed from Chan McCullough, Trustee, of record in Instrument No. 20120713-0061674, in the Register's Office of Davidson County, Tennessee, dated July 11, 2012 and recorded on July 13, 2012.

Being the same property conveyed to Glenda V. Covington, by Warranty Deed from Williams & Williams, Partnership, of record in Book 9436, Page 937, as Corrected in Book 9839, Page 177 in the Register's Office of Davidson County, Tennessee, dated July 31, 1992 and recorded on August 15, 1994.