Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2305

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2026

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch # 1442310 DEEDWARR
07/06/2026 09:23:05 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40
20260706-0060227

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephanie Bleecher 5737 Knob Road Nashville, TN 37209	NEW OWNER	103-05-0B-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Priceless Real Estate LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Bleecher, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 5735B on the Plan of Fiftyseven Thirtyfive Knob Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230627-0048921, 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 part of the same property conveyed to Priceless Real Estate LLC, a Tennessee limited liability company by Warranty Deed from Brian Matthew Lott, a married man, dated April 4, 2023 and recorded April 5, 2023 in Instrument No. 20230405-0024892, Register's Office of Knox County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5737 Knob Road, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 1st day of July, 2026.

Priceless Real Estate LLC, a Limited Liability Company

By: _____
Garry Price, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williams of the state and county mentioned, personally appeared Garry Price, Member of Priceless Real Estate LLC, 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 Member and of Priceless Real Estate LLC, the within named bargainor, a Limited Liability Company, and that such Garry Price, Member of Priceless Real Estate LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and .

Witness my hand and seal, at office in Brentwood, TN, this 1st day of July, 2026.

_____
Notary Signature
Printed Name: Kathleen Williams
My commission expires: 5/10/27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON