Karen Johnson Davidson County
Batch# 1449908 DEEDWARR
07/21/2026 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,219.63
20260721-0065945

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $599,900.00.

Affiant

Subscribed and sworn before me this the 9 day of July, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jon Michael Rapacz and Athena Catherine Rapacz 1007 Dew St. Nashville, TN 37206	First Horizon Bank 165 Madison Ave. Memphis, TN 38103	093-04-0 087.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BLUEBELLE NASHVILLE, LLC, A TENNESSEE LIMTED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JON MICHAEL RAPACZ AND ATHENA CATHERINE RAPACZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 40 feet on Lot 41 and the westerly 8 feet on Lot 42 on the map of A.J. Caldwell's Subdivision of the Hobson Lands, of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 41 and 42 front together 48 feet on the northerly margin of Dew Street, formerly Caldwell Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to The Bluebelle Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jessica Anne Leach-Simon and Andrew Arthur Simon, wife and husband, dated 5/17/2025 and recorded 5/29/2025 in Instrument No. 20250529-0042163

Also being the same property previously conveyed to Jessica Anne Leach-Simon and Andrew Arthur Simon, wife and husband, by Warranty Deed from Andrew Russell and Megan Russell, husband and wife, dated 8/14/2024 and recorded 8/15/2024 in Instrument No. 20240815-0062634, Register's Office for Davidson County, Tennessee..

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1007 Dew St., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 9th day of July, 2026.

The Bluebelle Nashville, LLC

BY: _____ member
Jessica Anne Leach-Simon, Member

BY: _____, MEMBER
Andrew Simon, Member

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jessica Anne Leach-Simon and Andrew Simon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged theselves to be the MEMBERS of the within named bargainor, The Bluebelle Nashville, LLC, , and that they, as such MEMBERS, executed the foregoing instrument for the purposes therein contained by signing the name of The Bluebelle Nashville, LLC by the said Jessica Anne Leach-Simon and Andrew Simon as such MEMBERS.

Witness my hand and official seal this _____ day of July, 2026.

My commission expires:

_____
Notary Public

See attached ACK.

202607210065945

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 07/09/2026 (Date) before me, Jennifer Henschel, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Jessica Anne Leach-Simon and Andrew Simon (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NRO1 JENNIFER HENSCHEL COMM. #2477415 Notary Public - California Placer County My Comm. Expires Dec. 25, 2027 NRO1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Henschel
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 07/09/2026 Number of Pages: two

Signer(s) Other Than Named Above: None.

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/9/2026 (date of document).

Affiant Signature

7/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

