Karen Johnson Davidson County
Batch# 787699 DEEDWARR
01/11/2022 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20220111-0003591

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36811-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 30th day of December, 2021. Notary Public My Commission Expires: 10-3-2023

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 3, 2023

WARRANTY DEED

Address New Owner: Robert N. Currey, Jr. 2606 & 2612 Crump Drive Nashville, TN 37214	**Send Tax Bills To:** New Owner 2329 Revere Pl. Nashville, TN 37214	**Tax Information:** Map and Parcel Number 08416013800 & 08416014100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bluegrass Construction Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert N. Currey, Jr., married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2606 & 2612 Crump Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of December, 2021.

Bluegrass Construction Group LLC, a Tennessee limited liability company

BY: _____ CHIEF MANAGER
Richard Watson Storey III, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard Watson Storey III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the of Bluegrass Construction Group LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of December, 2021.

_____
Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

Tract 1:

Being Lot No. 12 on the Plan of Crump Heights of record in Plat Book 1424, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bluegrass Construction Group, LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 1, 2021 from Hickory Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20210603-0074744, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot No. 9 on the Plan of Crump Heights of record in Plat Book 1424, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bluegrass Construction Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Richard W. Storey, III and Angela Storey, husband and wife, of record in Instrument No. 20210426-0055109, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1424, page 144, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/30/21.

George E. Mudter, Jr.
Dated 12/30/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/30/21

My commission expires 10/2/2023

