# WARRANTY DEED

Karen Johnson Davidson County
Batch# 825761 DEEDWARR
03/21/2022 03:07:47 PM 6 pgs
Fees: $33.00 Taxes: $407.00

20220321-0032407

J-FHS-21-1700

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Blue Mountain Investments Group, LLC** | **New Owner** | |
| (NAME) 904-C Main St. | (NAME) | **092-05-0-301.00** |
| (ADDRESS) **Nashville, TN** 37206 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE GEORGE AND CHARLES CAMPBELL AND VICKI ANDERSON AND NANCY CAMPBELL COPELAND AND BARBARA CAMPBELL AND TIMOTHY BRADFORD, SR AND DEBORAH PETTUS AND ANDREA STRATTON AND TAMMY OSBORNE AND ATANYA DISMUKES AND DECARLOS ROBINSON AND MELODY PINKARD AND JAVONDRIA COWAN AND QUINTIN ROBINSON AND QUINCY ROBINSON AND LEMANUEL TOWNSEND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUE MOUNTAIN INVESTMENTS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot number 74 on the map of G. E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property vested in Charles Campbell by Final Decree Confirming Sale entered January 29, 1973 in the Chancery Court, Part I, in Davidson County, Tennessee under Docket number A-1209, recorded in Book 4887, Page 841, said Register's Office.

The said Charles Campbell has died intestate on August 4, 1992, leaving as his heirs-at-law his spouse, Sammie Campbell and his issue, Joyce George, Nancy Campbell, Charles Campbell, Vicki Philips (now Vicki Anderson), Will Campbell and Michael Dismukes as his Heirs at Law as noted in Affidavit's of Heirship of record in Instrument No. 20220321-0032396 (A-1)& 20220321-0032397 (A-2) Register's Office for Davidson County, Tennessee.

The said Michael Dismukes having since died intestate on December 14, 2009 leaving Atanya Dismukes, DeCarlos Robinson, Melody Pinkard, Javondra Robinson, Quinton Robinson, Quincy Robinson and Lemanuel Townsend as his Heirs at Law as noted in Affidavit's of Heirship of record in Instrument No. 20220321-0032398 (B-1)& 20220321-0032399 (B-2) Register's Office for Davidson County, Tennessee.

The said Sammie Campbell has also since died. Pursuant to an Order filed with the Probate Court for Davidson County Tennessee on November 18, 2011, under Docket Number 11-P843, Joyce George, The Executrix of the Estate of Sammie Campbell, has been empowered to sell the real estate of Sammie Campbell and Joins in this deed in order to convey the interest held by Sammie Campbell.

Being the same property conveyed to Joyce George, Will Campbell, Charles Campbell, Nancy Campbell, Vicky Anderson, Atanya Dismukes, Decarlos Robinson, Melody Pinkard, Javondra Robinson, Quinton Robinson, Quincy Robinson and Lemanuel Townsend by Executor's Deed from Joyce George, the duly-appointed Executrix of the Estate of Sammie D. Campbell, deceased of record in Instrument No. 20120511-0040944 Register's Office for Davidson County, Tennessee, dated May 02, 2012 and recorded on May 11, 2012.

The said Will Campbell having since died intestate on January 7, 2015 leaving Barbara Campbell, Timothy Bradford, Sr., Deborah Pettus, Andrea Stratton and Tammy Osborne as his Heirs at Law as noted in Affidavit's of Heirship of record in Instrument No. 20220321-0032401 (C-1) & 20220321-0032400 (C-2), Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **Clifton Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 11th DAY OF MARCH, 2022.

Joyce George

Charles Campbell

Vicki Anderson by Joyce George, Attorney-In-Fact

Nancy Campbell (aka Nancy Campbell Copeland) by Joyce George, Attorney-In-Fact

Barbara Campbell

Timothy Bradford, Sr

Deborah Pettus

Andrea Stratton

Tammy Osborne

Atanya Dismukes

Decarlos Robinson

Melody Pinkard

Javondria Cowan

Quintin Robinson by Atanya Dismukes, Attorney-In-Fact

Quincy Robinson by Atanya Dismukes, Attorney-In-Fact

Lemanuel Townsend by Melody Pinkard, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE GEORGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES CAMPBELL, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE GEORGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NANCY CAMPBELL (aka NANCY CAMPBELL COPELAND) AND VICKI ANDERSON and who acknowledged he/she/they executed the same as the free act and deed of the said NANCY CAMPBELL (aka NANCY CAMPBELL COPELAND) AND VICKI ANDERSON.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

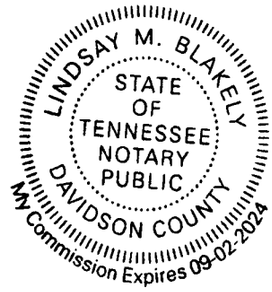



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY BRADFORD, SR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

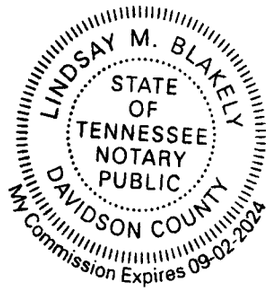



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH PETTUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



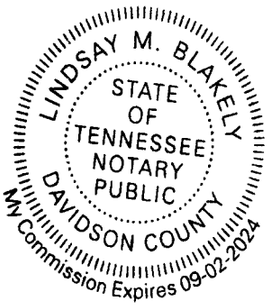

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA STRATTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein

contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

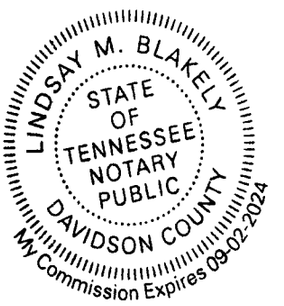



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY OSBORNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

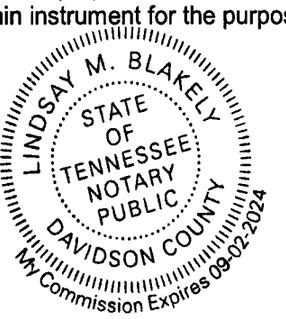



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ATANYA DISMUKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

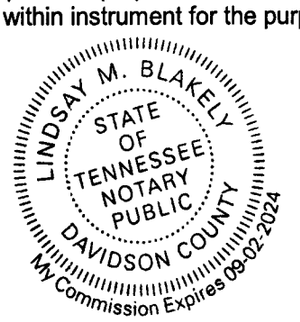



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DECARLOS ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

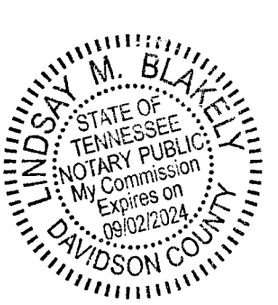



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELODY PINKARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



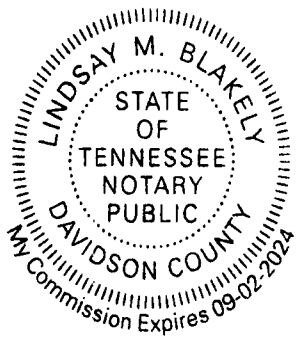

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAVONDRIA COWAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

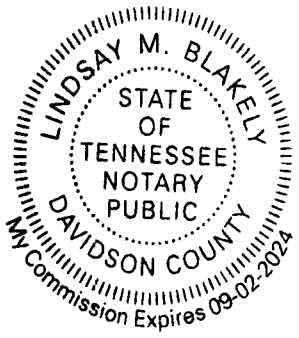



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ATANYA DISMUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of QUINTIN ROBINSON AND QUINCY ROBINSON and who acknowledged he/she/they executed the same as the free act and deed of the said QUINTIN ROBINSON AND QUINCY ROBINSON.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

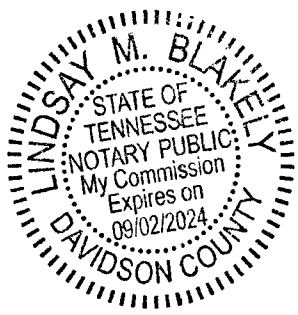



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELODY PINKARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEMANUEL TOWNSEND and who acknowledged he/she/they executed the same as the free act and deed of the said LEMANUEL TOWNSEND.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212