Karen Johnson Davidson County
Batch# 892329 DEEDWARR
07/22/2022 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,650.94
20220722-0083842

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#7680-118

ADDRESS NEW OWNER:
Blade Homes LLC
6904 Springwater Street
Smyrna, TN 37167

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wildcat Lending Fund Two, LP
4800 Dexter Drive
Plano, TX 75093

Parcel ID:
064-08-0A-039-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Wayne Mashburn and Cecilie S. Mashburn, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Blade Homes LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Lot No. 118 on the Plan of Section One, Merritt Downs Subdivision, as of record in Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Robert Wayne Mashburn and Cecilie S. Mashburn, husband and wife by Deed dated December 15, 2006 from Robert D. Yocom, unmarried and Frances M. Holland-Yocom, unmarried, recorded December 27, 2006, in Instrument Number 20061227-0158994, in the Official Records of Davidson County, Tennessee.

This is improved property known as 1012 Wyntergrace Farm Road, Old Hickory, TN 37138. Possession is to be given on July 20, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of July, 2022.

Robert Wayne Mashburn

Cecilie S. Mashburn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Wayne Mashburn and Cecilie S. Mashburn, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2022.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/21/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$446,200.00**.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 3/21/25

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 July 20, 2022.

John M. Lee, Attorney

Date: July 20, 2022

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 20th day of July 2022.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.B. BESS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY