Karen Johnson Davidson County
Batch# 904868 DEEDWARR
08/18/2022 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220818-0093442

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18554-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Performance REI Properties, LLC 1415 Highway 85 N Suite 310-318 Fayetteville, GA 30214	Athas Capital Group Inc 27001 Agoura Road #200 Calabasas, CA 91301	108-15-0A-012-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Beverly J. Blomquist, an unmarried person,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Performance REI Properties, LLC, a Georgia Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 12 on the Plan of Percy Priest Woods Subdivision (revised of Cheswicke Park P.U.D.) as of record in Book 9700, Page 384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly J. Blomquist by Quit Claim Deed from David A. Blomquist of record as Instrument No. 20010309-0022523 in the Register's Office for Davidson County, Tennessee, dated March 7, 2001 and recorded on March 9, 2001.

This is improved property located at: **712 Woodcraft Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 this 15th day of August, 2022.

GRANTOR:

Beverly J. Blomquist

Beverly J. Blomquist

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beverly J. Blomquist, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202208180093442

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/15/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/15/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

