Karen Johnson Davidson County
Batch# 921122 DEEDWARR
09/23/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20220923-0105928

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 499,900.00.

Affiant

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Subscribed and Sworn before me this 21st day of September , 2022.

Notary Public
My commission expires: 1-6-25

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Matthew Flynn, Lucia Flynn and James Flynn 5115 Buena Vista Pike, Nashville, TN 37218	New Owner	059-00-0-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Blade Homes, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Flynn and Lucia Flynn, husband and wife, and James Flynn, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made March 16 and 17, 1961, by Geo. W. Watkins, Surveyor, as follows:

Beginning in the westerly margin of Buena Vista Pike at a point 51.9 feet South 25 deg. 25 min. East of the southeasterly corner of a 6-foot strip of land conveyed by R. B. Beal and wife, to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed of record in Book 3253, page 625, said Register's Office, said beginning point being also in the southerly margin of a 50-foot proposed road, and running thence, along the westerly margin of said Pike, South 25 deg. 25 min. East 150 feet; thence South 80 deg. 15 min. West 340.5 feet; thence North 9 deg. 45 min. West 144.4 feet to the southerly margin of said 50-foot proposed road; thence with the same, North 80 deg. 15 min. East 300 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM, as set out in Book 3675, page 375, Register's Office for Davidson County, Tennessee, is a small triangle located at the northeasterly corner of said property, which small triangle is reserved for a turning radius to be added to the said 50-foot proposed road at its intersection with Buena Vista Pike, the said small triangle being described as follows:

Beginning at the same beginning point referred to in the corrected description above, and running thence, along the westerly margin of Buena Vista Pike, South 25° 25' East 25 feet; thence northwestwardly, along a curve having a radius of 25 feet, a distance of 37.6 feet, more or less, to the southerly margin of said 50-foot proposed road; thence, with the same, North 80° 15' East 25 feet to the beginning.

Being the same property conveyed to Zach W. Corley, unmarried, by Warranty Deed from Howard B. McNabb and wife, Katherine L. McNabb dated July 02, 2021, and filed of record in Instrument No. 20010703-0070558, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Zach W. Corley unmarried dated April 28, 2022 and recorded May 03, 2022 filed of record in Instrument No.20220503-0051110, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Blade Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC dated April 28, 2022 and recorded May 17, 2022 filed of record in Instrument No. 20220517-0056452, Register's Office for Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 5115 Buena Vista Pike, Nashville, TN 37218 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 21st day of September , 2022.

Blade Homes, LLC, a Tennessee Limited Liability Company

By: _____
Joselin Danista Blade, Member

By: _____
Vance Percy Blade, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Merissa L Leaver of the state and county mentioned, personally appeared Joselin Danista Blade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Blade Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Joselin Danista Blade as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Rutherford , this 21st day of September, 2022.

Notary Signature

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Merissa L Leaver of the state and county mentioned, personally appeared Vance Percy Blade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Blade Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Vance Percy Blade as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Rutherford , this 21st day of September, 2022.

Notary Signature

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A. Mason, 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 September 21, 2022.

Affiant Signature

9/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of September, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25