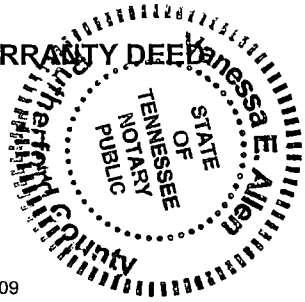
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

BS-CLOUD-22-3309

Karen Johnson Davidson County
Batch# 929557 **DEEDWARR**
10/14/2022 10:03:45 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20221014-0112684

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:	
Armia J Joseph and Sabry Beshara	New Owner	
(NAME)	(NAME)	**092-05-0-301.00**
4572 Hamilton Lane		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, **BLUE MOUNTAIN INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARMIA J JOSEPH, MARRIED, AND SABRY BESHARA, MARRIED,** 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.

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

The said Michael Dismukes 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 Affidavits of Heirship, of record in Instrument No. 20220321-0032398 and 20220321-0032399, Register's Office for Davidson County, Tennessee.

The said Sammie Campbell has also since died March 7, 2011. 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 order to this deed in order to convey the interest held by Sammie Campbell.

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 Affidavits of Heirship recorded in Instrument Nos. 20220321-0032400 and 20220321-0032401, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blue Mountain Investments Group, LLC, a Tennessee limited liability company by Warranty deed from Joyce George, Charles Campbell, Vicky Anderson, Nancy Campbell Copeland, Barbara Campbell and Timothy Bradford, Sr. and Deborah Pettus and Andrea Stratton and Tammy Osborne, Atanya Dismukes, Decarlos Robinson, Melody Pinkard, Javondria Cowan, Quinton Robinson, Quincy Robinson and Lemanuel Townsend of record in Instrument No. 20220321-0032407 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 21, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- 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: **3309 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 13th DAY OF OCTOBER, 2022.

Blue Mountain Investment Group, LLC

BY: _____
Marcus Kurth
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS KURTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BLUE MOUNTAIN INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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