Karen Johnson Davidson County
Batch# 1007359 DEEDWARR
05/24/2023 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230524-0039274

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 $ 285,000.00.

Affiant

Subscribed and Sworn before me this 23rd day of May, 2023.

Notary Public
My commission expires: 8-16-25

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jireh Home Services, LLC 3027 Goodtown Trace Columbia, TN 38401	New Owner	119-05-0-047

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 Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jireh Home Services, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the plan of Overhill City, W. H. Fox Subdivision of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert P. Caylor and wife, Carla L. Caylor by deed from Terry W. Hodge and wife, Marie M. Hodge of record in Book 5518, page 237, Register's Office for Davidson County, Tennessee. Robert P. Caylor having since died on December 25, 2007, vesting property in Carla L. Caylor as surviving spouse.

Being the same property conveyed to Bobby D. West and Rudy N. West, both single persons, by Deed from Carla L. Caylor, a single widow, Dated July 29th, 2011, Recorded August 1, 2011, Instrument No. 20110801-0058500, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby D. West and Rudy N. West, both single persons, as joint tenants with right of survivorship, by deed from Bobby D. West and Rudy N. West, both single persons, Dated October 10, 2022, Recorded October 10, 2022, Instrument No. 20221010-0111053, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blade Homes, LLC by deed from Bobby D. West and Rudy N. West, both single persons, as joint tenants with right of survivorship, Dated May 23, 2023 and Recorded May 23, 2023, Instrument No. 20230523-0038855 in the Register's Office for Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 2321 Foster Avenue, Nashville, TN 37210 .

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 23rd day of May , 2023.

Blade Homes LLC, a Texas Limited Liability Company

By: _____
Vance Percy Blade, Member

By: _____
Joselin Danitsa Blade, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Merissa L Leaver of the state and county mentioned, personally appeared Vance Percy Blade and Joselin Danitsa Blade, Members of Blade Homes LLC, 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 and Member of Blade Homes LLC, the within named bargainor, a Limited Liability Company, and that such Vance Percy Blade and Joselin Danitsa Blade, Members of Blade Homes LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Rutherford this 23rd day of May, 2023.

Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 11/22/2025



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 May 23, 2023 (date of document).

Jami K. Averwater

Signature

May 24, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of May, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

