Karen Johnson Davidson County
Batch# 1043492 DEEDWARR
08/28/2023 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230828-0067160

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

NICHOLAS S. HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10-22-2023
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 310,000.00.

Affiant

Subscribed and Sworn before me this 25th day of August , 2023.

Notary Public
My commission expires: 10/22/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Blade Homes LLC 101 Stirton Road, Nashville, TN 37210	New Owner	119-03-0-066

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

The Following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 40 on the Plan of Crescent Heights, of record in Plat Book 2331, Page 106, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kimberly White and husband Tracy White from James R. S. Decker b Warranty Deed, Dated August 31, 2004, Recorded September 13, 2004, of record as Instrument No. 20040913-0109805, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Dianne White by Quitclaim Deed from Tracy Edward White, Dated November 5, 2010, Recorded November 15, 2010, Instrument No. 20101115-0091393, Register's Office for Davidson County, Tennessee. Kimberly White and Kimberly Dianne White are one in the same. Tracy White and Tracy Edward White are one in the same.

This is [ ] improved [ ] unimproved property known as 101 Stirton Road, 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 25th day of August , 2023.

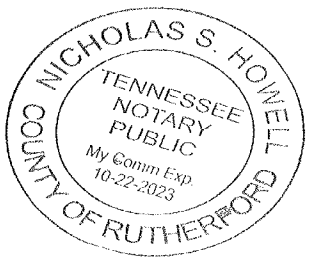
Kimberly Dianne White

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25th day of August, 2023, before me personally appeared Kimberly Dianne White, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2023.

Notary Signature
My commission expires: 10/22/23



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 8-25-23 (date of document).

Jami K. Averwater

Signature

8-28-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of August, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

