Karen Johnson Davidson County
Batch# 1043633 DEEDWARR
08/29/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230829-0067405

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

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 340,000.00.

Affiant

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

Notary Public
My commission expires: 8-16-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Express Drywall 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, **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 **Express Drywall LLC, a 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.

Being the same property conveyed to Blade Homes, LLC by Deed from Kimberly Dianne White, Dated 8-25-2023 *Recorded* 8/28/23, *Instrument No.* 20230828-0086160, *Register's Office for Davidson County, Tennessee.*

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.

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, Sally Locke 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 Tennessee this 25th day of August, 2023.

Sally Locke
Notary Signature

Printed Name: Sally Locke

My commission expires: 11-20-2023

SALLY LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

