Karen Johnson Davidson County
Batch# 1097049 DEEDWARR
02/01/2024 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,000.78
20240201-0007183

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $540,750.00

Affiant

Subscribed and sworn to before me, this 1 day of February, 2024.

Notary Public
My commission expires: 10/2/2024

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Dragomira Grozlekov	**New Owner**	**P/O 091-07-0-200.00**
5302 Kentucky Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Blue Ridge Homes, LLC, Series 15

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dragomira Grozlekov

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 1205 of Block No. 185, in Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Blue Ridge Homes, LLC, Series 15, by Quitclaim Deed from Blue Ridge Homes, LLC, Series 15, dated 1/7/16 of record in Instrument No. 20160108-0002061, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5302 Kentucky Ave, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 1/30/24
Blue Ridge Homes, LLC, Series 15
By: Mark A. Hayes
Its: President and Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Mark A. Hayes** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the President and Managing Member of Blue Ridge Homes, LLC, Series 15 and that he is authorized by Blue Ridge Homes, LLC, Series 15 to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of January 2024.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/30/2024 (date of document).

Jennifer Russell
Affiant Signature

2/1/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of February 2024.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL