Karen Johnson Davidson County
Batch# 1102628 DEEDWARR
02/21/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240221-0011733

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $465,000.00.

Vicki Sheridan
Affiant

Subscribed and sworn before me this the 15th day of February, 2024.

Melody Lynn Carr
Notary Public
My commission expires: 8-16-2025

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blade Homes LLC 1213 Montgomery Ave Nashville, TN 37207	New Owner.	071-16-0 294.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MALCOLM COTTON, MARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BLADE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot Nos. 391 and 392 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 391 and 392 front together 60 feet on the Easterly side of Montgomery Drive, formerly North Ninth Street, and extends back on the Southerly line, 162 feet, more or less, and on the Northerly line 162 feet, more or less, to an alley in the rear and measures 60 feet thereon.

Being the same property conveyed to Malcolm Cotton, married, by deed dated 01/08/2008, from Cotton Properties, LLC, of record in Instrument No. 20080108-0002317, Register's Office for said County. The said **Regina R Cotton** is joining in this conveyance to convey any and all marital interest she may have in the said property.

Also being the same properties conveyed to Cotton Properties, LLC, by deed dated 04/03/2007, from Malcolm Cotton of record in Instrument No. 20070412-0044340, Register's Office for said County.

Also being the same property conveyed to Malcolm Cotton by deed dated 05/02/2005, from Kevin Shrum and wife, Janet Shrum of record in Instrument No. 20050504-0050200, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1213 Montgomery Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of February, 2024.

Malcolm Cotton

Regina R Cotton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Malcolm Cotton and Regina R Cotton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2024.

My commission expires:

9-7-26

Notary Public



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 02/15/2024 (date of document).

Jami K Averwater

Signature

02/20/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of February, 2024.

Vicki Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

