Karen Johnson Davidson County
Batch# 1118378 DEEDQC
04/03/2024 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023599

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Blade Homes, LLC
1213 Montgomery Ave
Nashville, TN 37207

Send Tax Bill to:
Owner

Map-Parcel Numbers:
A portion of Map/Par. 071-16-0 294.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3 day of April, 2024.

Notary Public

My Commission Expires:
9-7-26

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BLADE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **BLADE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A. **THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 392 ON THE MAP OF OAKWOOD PARK OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY:**

See attached "Exhibit A".

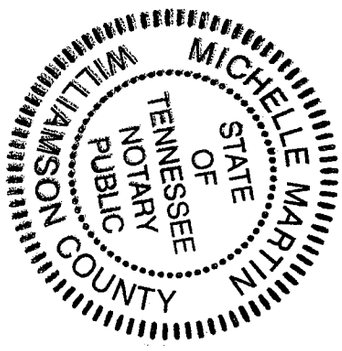
Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3 day of April, 2024.

BLADE HOMES, LLC

Percy Blade, Member

By: Joselin Blade, Member



STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Percy Blade and Joseline Blade, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the only Members of Blade Homes, LLC, the within named Grantor, a Tennessee limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Percy Blade and Joseline Blade as such Members.

Witness hand and official seal at office at Brentwood Tennessee, on this the 2 day of April, 2024.

My Commission Expires:
9.21.24

Michelle Martin
Notary Public

Exhibit A

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

Said Lot 392, along with Lot 391, 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 fee, more or less, to an alley in the rear and measures 60 feet thereon.

Being a portion of the property conveyed to Blade Homes, LLC, a Tennessee limited liability company from Malcolm Cotton, married, by Warranty Deed dated February 15, 2024, of record in Instrument Number 20240221-0011733, said Register's Office.

THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 392 ON THE MAP OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY:

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-2-24.

Affiant Signature

4-3-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY