Name and Address of New Owner:
Blackwell Investments, LLC
8040 Main Street
Zachary, LA 70791

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081 02 4F 010.00

Karen Johnson Davidson County
Batch# 1191411 DEEDWARR
10/09/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20241009-0078547

38261

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, **Maria Rudolph**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blackwell Investments, LLC, a Louisiana Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 10, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for PECAN ROW, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria Ruldolph by Quitclaim Deed from 2142 24th Ave Series, a protected series of STRUM, LLC, dated August 7, 2024 and filed of record in Instrument No. 20241008-0078231, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to 2142 24th Ave Series, a protected series of STRUM, LLC, by Quit Claim Deed from Maria Dean Rudolph, of record in Instrument No. 20220713-0080383, in the Register's Office of Davidson County, Tennessee, dated June 28, 2022, and recorded on July 13, 2022. Further being the same property conveyed to Maria Rudolph, A Single Woman, by Warranty Deed from JB Holdings, GP, A Tennessee Partnership, of record in Instrument No. 20220531-0062769, in the Register's Office of Davidson County, Tennessee, dated May 17, 2022, and recorded on May 31, 2022.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2142 24th Avenue N, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

NotaryCam Doc ID: 18aef7c9-7fed-49b5-a863-d3275c21465b

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 on the 9th day of October, 2024.

Maria Rudolph (SEAL)
Maria Rudolph

STATE OF Maryland
COUNTY OF Baltimore

On this 9th day of October, 2024, before me personally appeared Maria Rudolph, 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 9th day of October, 2024.

RWANDA I REED
Notary Public - State of Maryland
Baltimore County
My Commission Expires Dec 18, 2024

Rwanda I. Reed
Notary Signature
My commission expires: 12/18/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $595,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of October, 2024.

Notary Signature
My commission expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

NotaryCam Doc ID: 18aef7c9-7fed-49b5-a863-d3275c21465b
202410090078547

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/9/24 (date of document).

Affiant Signature

10/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

