Karen Johnson Davidson County
Batch# 1200983 DEEDQC
11/04/2024 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241104-0085326

Prepared by and Return to:
Law Office of Jami K. Averwater
(JKA)
836 North Thompson Lane
Ste 2B
Murfreesboro, TN 37129

KATHLEEN G. CAMP
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/28/2026
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 30th day of October, 2024.

Notary Public
My commission expires: 11·28·2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
3324 Park Avenue, LLC 1213 Montgomery Avenue Nashville, TN 37207	The same	Map 071-16-0 Parcel 294.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Blade Homes, LLC,** a Tennessee limited liability company, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **3324 Park Avenue, LLC,** a Tennessee limited liability company, hereinafter the Grantee, all of Grantor's right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

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

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

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.

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.

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.

Being a portion of the same 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.

Subject to all Easements and Restrictions of record.

This property is [✓] improved [ ] unimproved property known as **1213 Montgomery Avenue, Nashville, TN 37207.**

Witness my hand this 30th day of October, 2024.

Percy Blade

Joselin Blade

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathleen Camp, of the state and county mentioned, personally appeared Percy Blade and Joselin Blade of Blade Homes, LLC, a Tennessee limited liability company, 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 members of Blade Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Percy Blade and Joselin Blade as such members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as members.

Witness my hand this 30th day of October, 2024.

Notary Signature
My commission expires: 11-28-2023

KATHLEEN G. CAMP
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/28/2026
COUNTY OF RUTHERFORD

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 **10/30/2024** (date of document).

Jami K. Averwater

Affiant Signature

11/01/2024

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **1st** day of **November**, 2024.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL



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