Karen Johnson
Batch # 1203594
11/13/2024 10:45:53 AM
Fees: $18.00 Taxes: $277.50

Davidson County
DEEDWARR
3 pgs

20241113-0088271

# WARRANTY DEED

File No.: 2024-0502

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

Subscribed and sworn to before me on NOVEMBER 8, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP - PARCEL NO.: |
|---|---|---|
| Blue Mountain Investment Group LLC<br>~~1508 16th Avenue North~~<br>~~Nashville, TN 37208~~<br>505 Church St. #2104<br>Nashville, TN 37219 | ~~Blue Mountain Investment Group LLC~~<br>~~1508 16th Avenue North~~<br>~~Nashville, TN 37208~~<br>SAME AS NEW OWNER | 081-15-0-286.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHERYL S. MAGLI, TRUSTEE OF THE RANDOLPH R. SHERLING MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF RANDOLPH R. SHERLING DATED NOVEMBER 4, 1986 and CHERYL S. MAGLI, TRUSTEE OF THE RANDOLPH R. SHERLING FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF RANDOLPH R. SHERLING DATED NOVEMBER 4, 1986**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BLUE MOUNTAIN INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 311 on the Map of D.T. McGavock et al's Addition, of record in Book 21, page 41, Register's Office for Davidson County, and described as follows:

BEGINNING at a point on the easterly margin of 16th Avenue North, formerly Odd Street, 58.5 feet south of the southeast corner of 16th Avenue North and Underwood Street; thence easterly, along the south line of the property conveyed to Cecil Burton and wife, by deed of record in Book 1314, page 52, said Register's Office, 88 feet, more or less, to the westerly margin of an alley, which point is 61.5 feet south of the southwest corner of said alley and Underwood Street; thence westerly 96 feet, more or less, to the easterly margin of 16th Avenue, North; thence northerly along the easterly margin of said Avenue 29 feet 3 inches to the point of beginning.

Being the same property conveyed to RANDOLPH SHERLING by deed from L. C. TANLEY, SR. AND WIFE, MARY FRANCIS TANLEY by deed of record in Book 7034, Page 751, dated November 7, 1986, said Register's Office. RANDOLPH SHERLING died testate on or about April 27, 1990. Pursuant to the terms of his will of record in Docket No. 95396, in the Seventh Circuit Court, Probate Division, of Davidson County At Nashville, Tennessee, said property was to be distributed to the Marital Trust and the Family Trust. See Certification of Trust dated November 8, 2024 of record in Instrument No. 20241113-0088270 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM BM-24-1508

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as 1508 16th Avenue North, Nashville, TN 37208.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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** our hands on November 8, 2024.

**Grantor:**

**The Randolph R. Sherling Marital Trust created under the Last Will and Testament of Randolph R. Sherling dated November 4, 1986**

**BY:** Cheryl S. Magli
**Cheryl S. Magli**
**ITS: Trustee**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CHERYL S. MAGLI, TRUSTEE OF THE RANDOLPH R. SHERLING MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF RANDOLPH R. SHERLING DATED NOVEMBER 4, 1986**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2024.

Notary Public

My Commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Grantor:**

**The Randolph R. Sherling Family Trust created under the Last Will and Testament of Randolph R. Sherling dated November 4, 1986**

**BY:** _____
**Cheryl S. Magli**
**ITS: Trustee**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CHERYL S. MAGLI, TRUSTEE OF THE RANDOLPH R. SHERLING FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF RANDOLPH R. SHERLING DATED NOVEMBER 4, 1986**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2024.

_____
Notary Public

My Commission expires: My Commission Expires

January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY