Karen Johnson Davidson County
Batch# 1207673 DEEDWARR
11/21/2024 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,189.55
20241121-0091150

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES: 9/1/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Mountain Investment Group, LLC HB, LLC	New Owner	
(NAME) 505 Church St. Apt #2104	(NAME)	092-03-0-159.00
(ADDRESS) Nashville TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nicole Robertson and Karen Hudson** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Mountain Investment Group, LLC, a Tennessee limited liability company and HB, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 174 and 175, Block 9, on the Plan of Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Sellers warrant that this property is not their primary residence.

Being the same property conveyed to James H. Pressley et ux Mary M. Pressley by Warranty deed from LeRoy Turner et ux Mattie Turner of record in Book 5616, page 12, Register's Office for Davidson County, Tennessee, dated June 23, 1980 and recorded on June 23, 1980.

The said James H. Pressley having died on or about March 31, 2007.

The said Mary Pressley having died on or about May 2, 2013.

Being the same property conveyed to Myrtle L.A. Jones by Quitclaim Deed from Carl C. L. Jones of record in Instrument No. 20170717-0071339 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on July 17, 2017.

Being the same property conveyed to Kelvin Jones by Quitclaim Deed from Myrtle L.A. Jones of record in Instrument No. 20171129-0121536 Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on November 29, 2017.

Being the same property conveyed to Myrtle L.A. Jones and Melvin A. Mitchell, as Co-Trustees of The Myrtle L.A. Jones Living Trust, U/A dated July 27, 2023 by Quitclaim Deed from Myrtle L.A. Jones of record in Instrument No. 20230907-0070070 Register's Office for Davidson County, Tennessee, dated July 27, 2023 and recorded on September 07, 2023.

Being same property conveyed to Nicole Robertson by Trustee Quitclaim Deed from Melvin A. Mitchell, Successor Trustee of The Myrtle L.A. Jones Living Trust, U/T/A dated June 27, 2023 of record in Instrument No. 20240626-0047894 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 26, 2024.

The said Myrtle L.A. Jones having died on or about November 12, 2023.

Notice of Successor Trustee recorded on May 01, 2024, in Instrument No. 20240501-0031829.

NOTE: Interest of Karen R. Hudson as devisee/heir of James H. Pressley; See Quitclaim Deed 20170717-0071339 derivation.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2405 Albion St Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 20th day of November, 2024.

Nicole Robertson

Nicole Robertson

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Nicole Robertson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2024.
Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Witness my hand this 20th day of November, 2024.

Karen Hudson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen Hudson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of November, 2024.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 November 20, 2024.

Affiant Signature

11/20/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

