Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1224866 DEEDWARR
01/09/2025 11:19:30 AM 2 pgs
Fees: $13.00 Taxes: $4,921.00
20250109-0001925

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 1,330,000.00.

Affiant

Subscribed and Sworn before me this 8th day of January, 2025.

Notary Public
My commission expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jarrod Arnold 5508 Pennsylvania Avenue, Nashville, TN 37209	New Owner	091-06-0-203.00

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, **Blade Homes LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jarrod Arnold, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1413 and the Easterly 23.8 feet of Lot No. 1415, Block 41, Plan No. 2 West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, by Hickerson Miller Engineers dated January 24, 1955, as follows:

Said Lot No. 1413 and the Easterly part of Lot No. 1415 fronts together 48.8 feet on the Northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jan C. Orleck, an unmarried person by Warranty Deed from Cyrus G. Kirby of record in Instrument No. 20081024-0106376 Register's Office for Davidson County, Tennessee, dated October 22, 2008 and recorded on October 24, 2008.

Being the same property conveyed to Blade Homes, LLC, a Tennessee limited liability company by Warranty Deed from Jan C. Orleck, an unmarried person of record in Instrument No. 20231229-0100304 Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on December 29, 2023.

This is [✓] improved [ ] unimproved property known as 5508 Pennsylvania Avenue, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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

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 effective as of the 8th day of January , 2025.

Blade Homes LLC, a Tennessee Limited Liability Company

By: _____
Joselin Danista Blade, Member

By: _____
Vance Percy Blade, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Merissa L Leaver of the state and county mentioned, personally appeared Joselin Danista Blade and Vance Percy Blade, Members of Blade Homes LLC, 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 Member and Member of Blade Homes LLC, the within named bargainor, a Limited Liability Company, and that such Joselin Danista Blade and Vance Percy Blade, Members of Blade Homes LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Rutherford, this 8th day of January, 2025.

Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 11/22/2025

MERISSA L. LEAVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/22/2025
COUNTY OF RUTHERFORD

I Lisa Allard, 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 January 8, 2025.

Lisa Allard January 8, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 8, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY