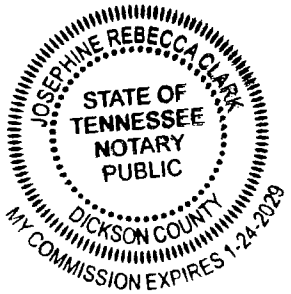
Karen Johnson Davidson County
Batch# 1243119 DEEDWARR
03/05/2025 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $296.00
20250305-0016596

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $80,000.00 Affiant Subscribed and sworn to before me This 3rd day of March, 2025. Notary Public My Commission Expires:



Address New Owner as:	Tax Bill To:	Map / Parcel
Blue Mountain Investment Group, LLC 505 Church Street, Unit 2104 Nashville, TN 37219	**New Owner**	**07003000101**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **A.A.M.L. Brown** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 32 and that part of Lot No. 33 not taken up by the Right of Way of Tennessee Central Railway, Plan of Sub Lot. 3, Harding Lytle Tract, of record in Book 547, Page 72 Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the North side of Morena Street, and runs back between parallel lines, 161.6 feet to an alley on which it measures 47 feet.

Said part of Lot No. 33 fronts 20.5 feet, more or less, on the North side of Morena street and runs back on its west line, with the East Line of Lot 32, and on its East line with a curved line along the Railroad Right of Way to said Right of Way.

Being the same property decreed to A.A.M.L. Brown, by final decree confirming sale from Carol McCoy, Chancellor, Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20131209-0124797.

This is an improved real property commonly known as 0 Morena Drive, Nashville, TN 37208.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, courtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Easement, if any, for the chartered right-of-way for the Tennessee Central Railroad.
4. Taxes for 2025 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 3rd day of March, 2025.

Grantor:

A.A.M.L. Brown
By: A.A.M.L Brown

3.3.25
Date

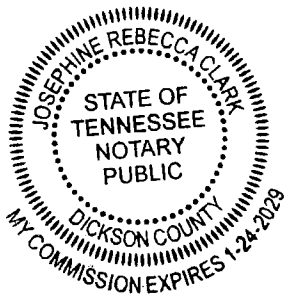
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 3rd day of March, in the year 2025, before me the undersigned, personally appeared A.A.M.L.Brown, also known as Lisa Brooks Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 3rd day of March, 2025.

Josephine C. Clark
Notary Public

My Commission Expires: 1.24.29



Certificate of Authenticity

I, Robert J. Notestine III, 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 3. 3. 25.

AFFIANT SIGNATURE

3.5.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 5th day of March, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.25

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029