Karen Johnson Davidson County
Batch# 1244273 DEEDWARR
03/07/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250307-0017317

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

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Robertson

The actual consideration or value, whichever is greater, for this transfer is $ 1,200,000.00.

Affiant

Subscribed and Sworn before me this 28th day of February , 2025.

Notary Public
My commission expires: 12·19·2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Patrick Stone and Cynthia Stone 3324 Park Avenue, Nashville, TN 37209	FIRST BANK ~~New Owner~~ 722 COLUMBIA AVE. FRANKLIN, TN 37064	092-13-0-100.00

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, **EverRock Development LLC f/k/a Blade Homes LLC, a Tennessee Limited liability company, and Franco Homes Inc, a Tennessee Corporation,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick Stone and Cynthia Stone, husband and wife** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Block 6, Charlotte Park Co's Second Addition to Nashville, of record in Plat Book 57, Page 160 and 161, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to K. David Innis by Warranty deed from James L. Herod, Jr and wife, Marguerite Herod of record in Book 11088, page 477, Register's Office for Davidson County, Tennessee, dated August 27, 1998 and recorded on August 31, 1998.

Being the same property conveyed to M. Norris Jenkins Trustee by Quitclaim Deed from K. David Innis of record in Book 11186, page 156, Register's Office for Davidson County, Tennessee, dated October 21, 1998 and recorded on November 03, 1998 and within the same deed the said M. Norris Jenkins, Trustee conveyed his interest in the subject property to K. David Innis and Erica Suzanne James as equal tenants in common with right of Survivorship.

Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty Deed from K. David Innis and Erica Suzanne James Innis, husband and wife of record in Instrument No. 20230424-0030153, Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on April 24, 2023.

Being the same property conveyed to Blade Homes LLC, a Tennessee Limited Liability Company and Franco Homes, Inc., a Tennessee Corporation by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20230505-0033413 Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on May 05, 2023.

This is [X] improved [ ] unimproved property known as 3324 Park 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 28th day of February, 2025.

EverRock Development LLC f/k/a Blade Homes LLC, a Tennessee Limited liability company

By: _____
Vance Percy Blade, Member

By: _____
Joselin Blade, Member

Franco Homes Inc, a Tennessee Corporation

By: _____
Raul Gonzalez Franco

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Vance Percy Blade and Joselin Blade
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 the Members of EverRock Development LLC f/k/a Blade Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Members, such person executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as its Member.
Witness my hand and seal this 28th day of February, 2025.

_____
Notary Signature

My Commission Expires: 11/22/2025

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

STATE OF TENNESSEE
COUNTY OF Rutherford
Before me, the undersigned, of the state and county mentioned, personally appeared Raul Gonzalez Franco 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 the Sole Director of Franco Homes Inc the within named bargainor, a Tennessee Corporation, and that as such Sole Director, such person executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as its Sole Director

Witness my hand and seal this 28th day of February, 2025.

_____
Notary Signature
My Commission Expires: 11/22/2025

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 28. 2025.

Affiant Signature

7th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028