Name and Address of New Owner:
Thomas Haehn
503 Broadmoor Dr
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1245645 DEEDWARR
03/11/2025 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $499.50
20250311-0018140

Map & Parcel No: 092-03-0-182.00

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, **Blue Mountain Investment Group, 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 **Thomas Haehn,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tact or parcel of land in Davidson County, State of Tennessee, 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 No. 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 conveyed to Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 2, 2025 A.A.M.L. Brown, recorded March 5, 2025 in Instrument No. 20250305-0016596 in the Register's Office.

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.

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 on the 7th day of March, 2025.

Blue Mountain Investment Group, LLC, a
Tennessee Limited Liability Company

By: _____ (SEAL)
Marcus Kurth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2025, before me personally appeared MARCUS KURTH of Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2025.

_____
Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

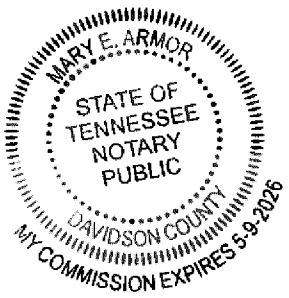
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires:_____
File No. 2025-7697-DL



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/7/2025 (date of document)

Regina Sullo
Affiant Signature

March 11, 2025
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 11th day of March, 2025

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

