Name and Address of New Owner:
Blue Moutain Investment Group
1903 15th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Blue Moutain Investment Group
505 Church Street
UNIT 2104
Nashville, TN 37219

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

Karen Johnson Davidson County
Batch# 1248335 DEEDWARR
03/20/2025 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20250320-0020136

Map & Parcel No: 081-07-0-256

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, **Tyler Perrillo, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blue Moutain Investment Group LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Menee's Subdivision of Lot No. 8, Thomas Woodard's Subdivision, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Perrillo, single man, by Warranty Deed dated April 13, 2018 from Olympus Development, LLC, a Tennessee limited liability company, recorded April 17, 2018 in Instrument No. 20180417-0035851 in the Register's Office.

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 14th day of March, 2025.

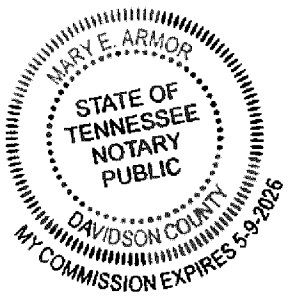
_____(SEAL)
Tyler Perrillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2025, before me personally appeared Tyler Perrillo, 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 14th day of March, 2025.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

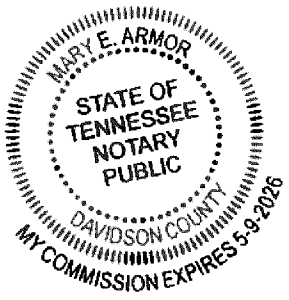
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $260,000.00, 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
14th day of March, 2025.

Notary Public
My commission expires:_____
File No. 2025-7710-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 3/14/2025 (date of document)

Regina Sullo

Affiant Signature

March 18, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18 day of March, 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

