OX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1254008 DEEDWARR
03/31/2025 10 01 25 AM 2 pgs
Fees $13 00 Taxes $1,350 50
20250331-0023912

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000 00

Affiant

Subscribed and sworn to before me, this 28 day of March, 2025

Notary Public
My commission expires

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Scott Wages	**New Owner**	**09107029500**
329 Sliders Knob Ave	**329 Sliders Knob Ave**	
Franklin, TN 37067	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Blue Ridge Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Wages, married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easter 7 1/2 feet of Lot No. 1215, all of Lot No. 1213, and the Westerly 15 feet of Lot No. 1211, Block No. 181, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said property fronts 47 1/2 feet on the Northerly margin of Michigan Avenue and extends back between parallel lines 150 feet to a dead line in the rear, which measures 47 1/2 feet thereon.

Being the same property conveyed to Blue Ridge Homes, LLC, a Tennessee limited liability company, by Warranty Deed from William Gregory Turner, Administrator of the Estate of Patricia A Turner, dated February 2, 2018, of record in Instrument No. 20180205-0011265, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5306 Michigan Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Blue Ridge Homes, LLC
By: The Bridge South Investments Irrevocable Trust, dated May 31, 2019
Its: Sole Member

BY:_____
Mark A. Hayes, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MARK A. HAYES** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is **Trustee** of **The Bridge South Investments Irrevocable Trust, dated May 31, 2019 Sole Member of Blue Ridge Ridge Homes, LLC** and that he is authorized by **The Bridge South Investments Irrevocable Trust, dated May 31, 2019 Sole Member of Blue Ridge Ridge Homes, LLC** to execute this instrument on its behalf by his/her/their self as such **Trustee**.

Witness my hand, at office, this 27th day of March 2025, _____.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25