BOX 10-12

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

Karen Johnson Davidson County
Batch # 1254036 DEEDWARR
03/31/2025 10 26 56 AM 2 pgs
Fees $13 00 Taxes $1,853 70
20250331-0023953

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $501,000 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
Ryan Hooper	**New Owner**	**09113015200**
4117 Hillsboro Pike, Ste 103-265	**4117 Hillsboro Pike, Ste 103-265**	
Nashville, TN 37215	**Nashville, TN 37215**	

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, Series 13

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

Ryan Hooper, unmarried 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 Lot No. 4 and Lot No. 5, Block M, Map of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Blue Ridge Homes, LLC, Series 13, by Warranty Deed from Janet M Steakley, Trustee, Mildred J Fairbanks Family Trust U/W dated January 26, 2009, dated April 20, 2015, of record in Instrument No. 20150421-0035644, 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 506-508 West Bend Dr, 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 Series 13
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 Series 13** and that he is authorized by **The Bridge South Investments Irrevocable Trust, dated May 31, 2019 Sole Member of Blue Ridge Ridge Homes, LLC Series 13** 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, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/2/25

