Karen Johnson Davidson County
Batch# 1254172 DEEDWARR
03/31/2025 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,371.41
20250331-0024148

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $370,650.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
Ajay Gupta	**MOVEMENT MORTGAGE, LLC**	**09107012100**
5213 Tennessee Ave	**8024 CALVIN HALL RD**	
Nashville, TN 37209	**INDIAN LAND, C 29707**	

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 23 established as an entity within Blue Ridge Homes, LLC

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

Ajay Gupta, 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 Lot No. 1120 and the Westerly 8 and 1/3 feet of Lot No. 1118, Block 174, Plan No. 1, West Nashville, of record in Book 57, Pages 74 & 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 Lot and part of said Lot front together 33 and 1/3 feet on the Southerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Blue Ridge Homes, LLC Series 23 established as an entity within Blue Ridge Homes, LLC, a Tennessee limited liability company, by Warranty Deed from David L Bibee, unmarried, dated May 20, 2016, of record in Instrument No. 20160524-0052054, 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 5213 Tennessee 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 Series 23 established as an entity within Blue Ridge Homes, LLC
By: The Bridge South Investments Irrevocable Trust, dated May 31, 2019
Its: Sole Member

BY:_____
Mark A. Hayes, Trustee Date: March 27, 2025

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 23 established within Blue 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 Series 23 established within Blue 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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/27/25 (date of document).

Jennifer Russell
Affiant Signature

3/31/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

