2025-1553-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265924 DEEDWARR
04/30/2025 10:21:30 AM 2 pgs
Fees: $13.00 Taxes: $658.60
20250430-0033255

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$178,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of April, 2025

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wanda Williams	Wanda Williams	052-05-0-069
3804B Abbott Martin Road	3804B Abbott Martin Road	
Nashville, TN 37215	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wanda Williams, an unmarried woman**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land In Davidson County, Tennessee, being Lot No. 38, Block 1, on the Plan of Power and Roth's Revised Plan of Madison Park Subdivision, of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Blue Mountain Investment Group, LLC, by Warranty Deed from Bobbie Ann Law, a Single Woman and Charles Edward Freeman, a Single man, of record In Instrument No. 20250403-0025496 Register's Office for Davidson County, Tennessee.

This is improved property known as: **414 Emmitt Avenue, Nashville, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this 29th day of April, 2025.

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

By: Marcus Kurth

Marcus Kurth, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **personally appeared before me by secured interactive two-way remote electronic audio-video communication, Marcus Kurth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of **Blue Mountain Investment Group, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and official seal at office this 29th day of April, 2025.

_____ My Commission Expires: 08/03/2026
NOTARY PUBLIC

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

I, Andy Maloney, 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 4/29/2025 (date of document).

_____
Affiant Signature
Date 4/29/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of April, 2025.

_____
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202504300033255