Name and Address of New Owner:
Yenny Sarabia Lopez
1903 15th Avenue North, Unit A
Nashville, TN 37208
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1271771 DEEDWARR
05/12/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $915.75
20250512-0037133

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel, Part of No. 081-07-0-256.00

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, **Blue Mountain Investment Group LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yenny Sarabia Lopez, an unmarried woman,** "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:

Being Unit A of the 1903 15th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20250502-0033956, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Blue Moutain Investment Group LLC a Tennessee Limited Liability Company, by Warranty Deed dated March 14, 2025 from Tyler Perrillo, recorded March 20, 2025 in Instrument No. 20250320-0020136 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 9th day of May, 2025.

Blue Mountain Investment Group LLC

By: _____
Dellana Lowhorn, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Agent of Blue Mountain Investment Group LLC, the within named bargainor, and she as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Blue Mountain Investment Group LLC, by herself as Authorized Agent.

Witness my hand and seal, at office in Davidson County, this 9th day of May, 2025.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Signature

My commission expires: _____

AFFIDAVIT OF VALUE

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 $247,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
ejs

Sworn to and subscribed before me this 9th day of May, 2025.

Notary Signature
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Christen Rabe, 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 May 9, 2025.

Date

Christen Rabe

Affiant Signature

5/12/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 20 25.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

