Name and Address of New Owner:
Blue Mountain Investment Group
1121 Stillwood Drive
Clarksville, TN 37042

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1274182 DEEDWARR
05/16/2025 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20250516-0038820

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: P/O 044-11-0-076.00

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, **Bill Renick, Jr. Family Partnership, a Tennessee Limited Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blue Mountain Investment Group Inc., a Tennessee Corporation,** "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 B Homes at 109 Wilmington Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 202505020033951, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill Renick Jr Family Partnership by Warranty Deed dated May 11, 2009 from Bill Renick Jr, unmarried, recorded May 12, 2009 in Instrument No. 20090512-0043730 in the Register's Office.

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 person.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of May, 2025.

Bill Renick, Jr. Family Partnership

By: _____ (SEAL)
Bill Renick, Jr., its General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bill Renick, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the General Partner of the Bill Renick, Jr. Family Partnership, the within named bargainor, and he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Bill Renick, Jr. Family Partnership, by himself as General Partner.

Witness my hand at this office on this 16th day of May, 2025.

_____
Notary Signature
My commission expires:

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 16th day of May, 2025.

_____
Notary Public
My commission expires: 3/20/28
File No. 2025-7933-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/16/25 (date of document)

Regina Sullo

Affiant Signature

May 16, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of May, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202505160038820