Name and Address of New Owner:
Blue Mountain Investment Group
505 Church Street
Ste 2104
Nashville, TN 37219

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1287329 DEEDWARR
06/20/2025 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,061.90
20250620-0048291

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-08-0-509.00

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, **Ezekiel Marlow, Jr., a single man, Billy Dewayne Marlow, a single man, Charles Anthony Marlow, a single man, Dwight Marlow, a single man, Stanley Marlow, a single man, David Marlow, a single man, Ricky Martin, a widow, LaTonya Kelly, a single woman, and Verna Tunia, a married woman**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Blue Mountain Investment Group LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 424 on the North Nashville Real Estate Company's plan of record in Book 21, Page 105, Register's Office for said County.

Said part of Lot No. 424 fronts 50 feet on the westerly margin of Seventh Avenue, North, and runs back between parallel lines 86 feet on the northerly line and 139 feet, more or less, on the southerly line to the easterly margin of Interstate Route I-265, measuring 73 feet, more or less, thereon.

Being the same property conveyed to Ezekiel Marlow and wife, Frances C. Marlow, by Installment Deed from Aileen L. Simpson and husband, Albert L. Simpson, of record in Book 5601, page 628, Register's Office for Davidson County, Tennessee, dated May 10, 1980 and recorded on May 14, 1980.

The said Frances C. Marlow having died on or about June 5, 2014, vesting Ezekiel Marlow as surviving tenant by the entirety.

The said Ezekiel Marlow having died on or about January 18, 2019, survived by his children, Ezekiel Martin, Jr., David Marlow, Stanley Marlow, Dwight Marlow, Charles Anthony Marlow, Billy Marlow, Ricky Martin, LaTonya Kelly, and Verna Tunia. Affidavit of Heirship of record in Instrument No. _202506200048289_____, Register's Office for Davidson County, Tennessee. 202506200048290

Being improved property known as 1815 7th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN

INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; 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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 17th day of June, 2025.

(SEAL)
Ezekiel Marlow, Jr.

(SEAL)
Billy Dewayne Marlow

(SEAL)
Charles Anthony Marlow

(SEAL)
Dwight Marlow

(SEAL)
Stanley Marlow

(SEAL)
David Marlow

(SEAL)
Ricky Martin

(SEAL)
Verna Tunia

(SEAL)
LaTonya Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ezekiel Marlow, Jr., Billy Dewayne Marlow, Charles Anthony Marlow, Dwight Marlow, Stanley Marlow, David Marlow, Ricky Martin, LaTonya Kelly, and Verna Tunia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

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 $287,000.00, 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
17th day of June, 2025.

Notary Public
My commission expires: 11/29/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

File No. GNT-25-3898

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-17-25.

Affiant Signature 6-17-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

