Karen Johnson Davidson County
Batch# 1292128 DEEDWARR
06/30/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20250630-0051513

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Blue Mountain Investment Group LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 505 CHURCH ST. 2104	(NAME)	09206052100
(ADDRESS) NASHVILLE TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Heirs at Law of Annie Mai Crump, by Clarence Cole, duly authorized signatory pursuant to Order entered on June 25, 2025 by the Clerk and Master of the Davidson County Chancery Court in Case Number 23-1221-II,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Mountain Investment Group LLC ,** HEREINAFTER CALLED THE GRANTEE, 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 the southerly 20 feet of Lot No. 20 and the northerly 20 feet of Lot No. 21 on THE PLAN OF A. ROTH'S SUBDIVISION OF LOT NO. 22 OF THE BOYD MCNAIRY ADDITION, as of record in Book 57, Page 147, of the Register's Office for Davidson County, Tennessee; said parts of Lots Nos. 20 and 21 front together 40 feet on the westerly side of 27th Avenue, North, and run back between parallel 116 feet to an alley.

Being the same property conveyed to Annie Mai Crump (A Widow), by Warranty Deed from The Home Owners' Loan Corporation, of Washington D.C., a corporate instrumentality of the United States of America, through its duly authorized representative, of record in Book 1084, Page 234, in the Register's Office of Davidson County, Tennessee, dated May 21, 1940, and recorded on May 24, 1940. Annie Mai Crump died on or around March 20, 1984, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220225-0021608. Ida Miller died on or around February 19, 2017, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220314-0029066. John Walter Crump, Sr., died on or around June 08, 1995, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220401-0038161 and amended at Instrument No. 20230703- 0050841. Evelyn Jean Fuqua died on or around September 03, 2018, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220421-0046039. Elmer V. Matlock, Jr., died on or around January 12, 2022, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220714-0080883. John Walter Crump, Jr., died on or around December 19, 2014, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220714-0080884. Ray Anthony Crump died on or around September 26, 2006, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220714-0080885. Lawrence Albert Fuqua, Sr., died on or around November 17, 2020, intestate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20220714-0080886. Alline Watson Crump died on or around January 17, 2009, testate, leaving heirs listed in the Affidavit of Heirship recorded at Instrument No. 20230710-0052305 and in Probate No. 09P235 located in the Seventh Circuit Court of Davidson County Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 703 Lena St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this 27th day of June, 2025.

Heirs at Law of Annie Mai Crump, by Clarence Cole, duly authorized signatory pursuant to Order entered on June 25, 2025 by the Clerk and Master of the Davidson County Chancery Court in Case Number 23-1221-II

Authorized Signatory

By: Clarence Cole, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Clarence Cole,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of **The Heirs at Law of Annie Mai Crump,** and is authorized by **The** Order entered on June 25, 2025 by the Clerk and Master of the Davidson County Chancery Court Clerk in Case Number 23-1221-II to execute this instrument on behalf of **The Heirs at Law of Annie Mai Crump, as** Authorized Signatory.

WITNESS my hand and official seal at office this 27th day of June, 2025.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A Mason, 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 6/30/25.

Affiant Signature

6/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of June, 20 25

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25