2025-1611-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292298 DEEDWARR
07/01/2025 10:00:30 AM 2 pgs
Fees: $13.00 Taxes: $468.05
20250701-0051738

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$126,500.00.**

Affiant

Subscribed and ~~sworn~~ to before me this 27th day of June, 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:
Mohammed M. Naser	Mohammed M. Naser	092-06-0-521
710 West Old Hickory Boulevard	710 West Old Hickory Boulevard	
Nashville, TN 37115	Nashville, TN 37115	

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 **Mohammed M. Naser, a single man,** its 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 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 Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Clarence Cole, Authorized Party, of record in Instrument Number 20250630-0051513, in the Register's Office of Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 57, Page 147, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **703 Lena Street, Nashville, TN 37208.**

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, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have 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 27th day of June, 2025.

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

Marcus Kurth

By:_____

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 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 Managing 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 seal at office the day and year above written.

_____ My Commission Expires: 08/03/2026

NOTARY PUBLIC

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 **6/27/2025** (date of document).

Affiant Signature

Date **6/27/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **27** day of **June**, 20**25**.

Notary's Signature

MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY