2025-1628-TN

WARRANTY DEED

Karen Johnson
Batch # 1302062
07/25/2025 10 50 05 AM
Fees $18 00 Taxes $2,216 30

Davidson County
DEEDWARR
3 pgs

20250725-0058894

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$599,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of July, 2025

Tracey Perry
Notary Public
My Commission expires 5-9-26
(Affix Seal)

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
Kim M. Ratcliff	NEW OWNER	092-03-0-158 00
2407 Albion Street		
Nashville, TN 37208		

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, and HB, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kim M. Ratcliff, unmarried**, her 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 Lot Nos. 175, Block 9, on the Plan of Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Blue Mountain Investment Group. LLC, a Tennessee limited liability company and HB, LLC, a Tennessee limited liability company, by Warranty Deed dated November 20, 2024, from to Nicole Robertson and Karen Hudson of record in Instrument Number 20241121-0091150, Register's Office for 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 161, Page 138, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2407 Albion 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, their 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 22nd day of July, 2025.

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

By: _____
Marcus Kurth, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **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 Official Seal at our office this 22nd day of July, 2025.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW M. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS our hands this 22nd day of July, 2025.

HB, LLC, a Tennessee Limited Liability Company

By: _____
Jared Kurth, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jared 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 **HB, LLC, a Tennessee limited liability company,** 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 21st day of July, 2025.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY