2025-1762-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1338990 DEEDWARR
10/28/2025 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20251028-0085642

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$406,000.00.**

Mitzi Brown
Affiant

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

Notary Public
My Commission expires: 3·20·28
(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:
Casey Yates	NFM Lending, LLC	081-15-0-286
1508 16th Avenue North	1190 Winterson Road, Ste. 300	
Nashville, TN 37208	Linthicum, MD 21090	

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 **Casey Yates, unmarried man**, his 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 part of Lot No. 311 on the Map of D.T. McGavock et al's Addition, of record in Book 21, page 41, Register's Office for Davidson County, and described as follows:

Beginning at a point on the Easterly margin of 16th Avenue North, formerly Odd Street, 58.5 feet South of the Southeast corner of 16th Avenue North and Underwood Street; thence Easterly, along the South line of the property conveyed to Cecil Burton and wife, by deed of record in Book 1314, page 52, said Register's Office, 88 feet, more or less, to the Westerly margin of an alley, which point is 61.5 feet South of the Southwest corner of said alley and Underwood Street; thence Westerly 96 feet, more or less, to the Easterly margin of 16th Avenue, North; thence Northerly along the Easterly margin of said Avenue 29 feet 3 inches to the point of beginning.

Being the same property conveyed to Blue Mountain Investment Group, LL.C, a Tennessee Limited Liability Company by Warranty Deed from Cheryl S. Magli, Trustee of the Randolph R. Sherling Marital Trust created under the Last Will and Testament of Randolph R. Sherling Dated November 4, 1986 and Cheryl S. Magli, Trustee of the Randolph R. Sherling Family Trust created under the Last Will and Testament of Randolph R. Sherling dated November 4, 1986 of record in Instrument No. 20241113-0088271, 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 21, Page 41, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **1508 16th Avenue North, 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 24th day of October, 2025.

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

By:_____
Marcus 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 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 Official Seal at our office this 24th day of October, 2025.

_____ My Commission Expires: 08/03/2026
NOTARY PUBLIC

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/24/2025. (date of document).

Affiant Signature

10-27-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

