Karen Johnson Davidson County
Batch# 1376981 DEEDWARR
02/06/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20260206-0008744

2025-1833-TN

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$297,500.00.**

Affiant

Subscribed and sworn to before me this 30 day of January, 2026

Notary Public
My Commission expires: _____
(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:
Yenny Sarabia Lopez	Legacy Home Loans, LLC dba Steadfast Mortgage	081073H00200CO
1903B 15th Avenue North	408 Highway 76	
Nashville, TN 37208	White House, TN 37188	

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 **Yenny Sarabia Lopez, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B of the 1903 15th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20250502-0033956, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blue Mountain Investment Group LLC, a Tennessee Limited Liability Company, by Warranty Deed, From Tyler Perrillo, single man dated March 14, 2025 and recorded March 20, 2025 at Instrument Number 20250320-0020136 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. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **Subject to the Covenant, Condition, or Restriction, recorded in Book 161, Page 44 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **1903B 15th 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 are 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 30th day of January, 2026.

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

By:_____
Marcus Kurth, Managing Member

STATE OF TENNESSEE
COUNTY OF _____

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 30th day of January, 2026.

_____ 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

Certificate of Authenticity

I, Pam Autry, 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 **January 30, 2026**.

Date

Affiant Signature

January 30, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **January**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)