THIS INSTRUMENT PREPARED BY & Recorded By:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 44406

Karen Y Johnson Davidson County
Batch# 158084 DEEDWARR
11/09/2018 11:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,157.73
20181109-0111065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWELVE THOUSAND NINE HUNDRED AND 00/100 ($312,900.00) DOLLARS, cash in hand paid by PATRICIA T. BLANKINSHIP, an unmarried woman, receipt of which is hereby acknowledged, I, DEBBIE OTTARSKI, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said PATRICIA T. BLANKINSHIP, an unmarried woman, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Debbie Ottarski, unmarried, by Quitclaim Deed from Aimee Stanley, unmarried, dated November 18, 2009, and of record in Instrument 20091123-0107594, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on plat of record in Instrument No. 20030709-0094605, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to right-of-way of Stonybrook Drive.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said PATRICIA T. BLANKINSHIP, an unmarried woman, her heirs and assigns, forever. And I do covenant with the said PATRICIA T. BLANKINSHIP, an unmarried woman, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said PATRICIA T. BLANKINSHIP, an unmarried woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 6th day of ~~October~~ November, 2018.

DEBBIE OTTARSKI

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DEBBIE OTTARSKI, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of ~~October,~~ November 2018.

NOTARY PUBLIC

My Commission Expires: 2.27.21

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 02/27/2021 COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $312,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of ~~October~~ November, 2018.

NOTARY PUBLIC

My Commission Expires: 2.27.21

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 02/27/2021 COUNTY OF DICKSON

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Tax Map: 141 06 0C 078.00 ADDRESS OF NEW OWNERS:
Ms. PATRICIA T. BLANKINSHIP
4045 Stonebrook Drive
Nashville, TN 37221
SEND TAX BILLS TO:
New owner

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY