NEW OWNER:
John S. Blackwell
5213 Lana Renee Court
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-390

MAP & PARCEL
098-02-0-021.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 278182 DEEDWARR
09/03/2019 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $296.00
20190903-0088092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY THOUSAND AND 00/100 DOLLARS ($80,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Nena Smith Gravil, an unmarried woman, fka Nena G. Person, a married person** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **John S. Blackwell** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Resubdivision of Lots 42-56, Roxborough of record in Plat Book 5210, Page 76, as amended in Book 8296, Page 18, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 85 feet on the Southerly margin of Lana Renee Court and extends back 312.72 feet on the Westerly line and 318.38 feet on the Easterly line to a dead line in the rear measuring 42.83 feet thereon.

Being the same property conveyed to Nena G. Savage and husband, Scott M. Savage by Warranty deed from Pamela B. LaChapelle, unmarried of record in Book 9433, page 545, Register's Office for Davidson County, Tennessee, dated August 05, 1994 and recorded on August 10, 1994.

Being the same property conveyed to Nena G. Person, a married person by Quit Claim deed from Nena C. Savage nka Nena G. Person, a single woman and Scott M. Savage, a single man of record in

Instrument No. 20100107-0001406 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on January 07, 2010.

Being also known as 5213 Lana Renee Court Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **August, 2019**.

Nena Smith Gravil

Nena Smith Gravil fka, Nena J. Person

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nena Smith Gravil, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **August, 2019**.

Christen T Rabe

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **80,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of **August, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).