NEW OWNER:
Ashley Nicole Pereira
5213 Lana Renee Court
Nashville, 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: 20-23

MAP & PARCEL
098-02-0-021.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 371007 **DEEDWARR**
03/11/2020 09:48:21 AM 3 pgs
Fees: $18.00 Taxes: $987.90

20200311-0027254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIXTY SEVEN THOUSAND AND 00/100 DOLLARS ($267,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Ashley Nicole Pereira, an unmarried woman** ("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 John S. Blackwell by Warranty deed from Nena Smith Gravil, an unmarried woman, fka Nena G. Person, a married person of record in Instrument No. 20190903-0088092 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

Being also known as 5213 Lana Renee Court Nashville, 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 9th day of **March, 2020.**

John S. Blackwell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John S. Blackwell, 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 9th day of **March, 2020.**

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **267,000.00**.

AFFIANT

Sworn to and subscribed to before me this _____ day of **March, 2020**

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY