WARRANTY DEED

Karen Johnson Davidson County
Batch# 371309 DEEDWARR
03/12/2020 09:42:26 AM 3 pgs
Fees: $18.00 Taxes: $629.00

20200312-0027681

ANN LOUISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-2-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6837B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Courtney Blalock	Eustis Mortgage Corp dba Prosperity Mortgage Advisors	053-03-0-293.00
1500 Elliston St	798 S. Rampart Street	
Old Hickory, TN 37138	New Orleans, LA 70113	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JASON EDSALL, A MARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COURTNEY BLALOCK, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 238, Section C-1, on the Plan of Section C-I & Part of Section C, Village of Old Hickory, of record in Plat Book 1424, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Edsall by Warranty deed from Darren Jernigan, a single person of record in Instrument No. 20150323-0024664 Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 23, 2015.

***THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1500 Elliston St, Old Hickory, TN 37138

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand on the 10th day of March, 2020.

Jason Edsall

STATE OF FLORIDA

COUNTY OF PASCO

Personally appeared before me, a Notary Public of said County and State, JASON EDSALL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of March, 2020.

(see attached notary certificate)

Notary Public

My Commission Expires: _____

File #: 20-6837B

RECORD ~~& RETURN TO:~~

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 10th day of March, 2020, by
Date *Month* *Year*

Jason Edsall.
Name of Person Acknowledging

Deborah Joudrey
Signature of Notary Public – State of Florida

DEBORAH JOUDREY
Name of Notary Typed, Printed or Stamped

DEBORAH JOUDREY
MY COMMISSION # GG 066237
EXPIRES: January 30, 2021
Bonded Thru Notary Public Underwriters

Place Notary Seal Stamp Above

☐ Personally known

☒ Produced Identification

Type of Identification Produced: TN drivers license

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 03/10/2020 Number of Pages: 02

Signer(s) Other Than Named Above: N/A

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