STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2020.

Notary Public

My commission expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 394477 DEEDWARR
05/01/2020 12:35:50 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200501-0045826

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James M. Warren, II	new owner	**07108023100**
510 Wesley Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joel Phillip Blazewicz a/k/a Joel P. Blazewicz and wife, Elizabeth Sara Blazewicz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Warren, II, a single man

HEREINAFTER CALLED THE GRANTEES, 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 Number 54, on the Plan of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joel P. Blazewicz, unmarried, by Warranty Deed from Thomas G. Saffell, unmarried, dated March 8, 2007, of record in Instrument No. 20070312-0030166, Register's Office for Davidson County, Tennessee. Jesse Rose Blazewicz conveyed her interest in subject property to Joel Philip Blazewicz a/k/a Joel P. Blazewicz, by Quitclaim Deed, dated July 13, 2015, of record in Instrument No. 20150807-0079073, and by Quitclaim Deed, dated February 19, 2016, of record in Instrument No. 20160229-0018855, Register's Office for Davidson County, Tennessee.

Elizabeth Sara Blazewicz joins in the deed in order to convey any right, title, or interest she may have in the property by virtue of her marriage to Joel Philip Blazewicz

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TITLE #: V-VRES-20-510

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 510 Wesley Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Joel Philip Blazewicz Date: 04/28/2020

Elizabeth Sara Blazewicz Date: 04/28/2020

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, a Notary Public of said County and State, Joel Philip Blazewicz and Elizabeth Sara Blazewicz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2020.

ANITA K. McCORKHILL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Anita K. McCorkhill
NOTARY PUBLIC

My Commission Expires: 10-10-2020