THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527016

Karen Johnson Davidson County
Batch# 440941 **DEEDWARR**
07/21/2020 07:46:41 AM 2 pgs
Fees: $13.00 Taxes: $1,949.90

20200721-0079630

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $527,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of July, 2020.

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Danial Shams 609 Freedom Court Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090-12-0X-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc D. Blakey and Theresa J. Blakey, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Danial Shams and Stacey Carter, Husband and Wife** , ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of Homes at 609 Freedom Court, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 609 Freedom Court, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171030-0111011, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MARC D. BLAKEY and THERESA J. BLAKEY, HUSBAND AND WIFE , by deed from GEORGE LAUDERBACK II, and TINA LYNN LAUDERBACK, HUSBAND AND WIFE, of record in Instrument No. 20180423-0037785, dated April 20, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 090-12-0X-001.00 CO.

Matters shown on the Plan of record in Plat Book 2663, page 22 and 23, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20171030-0111011, said Register's Office.

This is improved property located at 609 Freedom Court Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 4-RES-21-609

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2020.

Marc D. Blakey by Shira Kingrey, his Attorney-in-Fact

Marc D. Blakey by Shira Kingrey, his Attorney-in-Fact

Theresa J. Blakey by Shira Kingrey, her Attorney-in-Fact

Theresa J. Blakey by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Marc D. Blakey and Theresa J. Blakey and that she is authorized by Marc D. Blakey and Theresa J. Blakey to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of July, 2020.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6 2022