WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

K. G. Kelchner, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K. G. Kelchner, Trustee of The 712 Clearwater Ct Trust	NEW OWNER	14904026200
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 442710 **DEEDWARR** 07/23/2020 10:10:10 AM 2 pgs Fees: $13.00 Taxes: $610.50
1321 Murfreesboro Pk. #823		
(ADDRESS)	(ADDRESS)	20200723-0081037
NASHVILLE , TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Martha L. Blaire, F/K/A Martha L. Ammons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **K. G. Kelchner, Trustee of The 712 Clearwater Ct Trust,** 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 14B, Revised Zone Lot Division Lot Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, page 256, Register's of Deed Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Martha L. Ammons, by deed of record in Book 10557 , Page 854 , Register's Office for Davidson County, Tennessee. The said Martha L. Ammons N/K/A Martha L. Blaire.

This conveyance is subject to any and all existing restrictions and easements of record.

Matthew Blaire joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 712 Clearwater Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 17th day of July, 2020.

Martha L. Blaire

Matthew Blaire

State of Tennessee
County of Davidson

Personally appeared before me Martha L. Blaire and Matthew Blaire, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of July, 2020.

Notary Public
My Commission Expires: _____



File No.: 14139