NEW OWNER:
Bethany A. Gladson
8200 Terry Lane
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: 20-263

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 323526

MAP & PARCEL
075-14-0-125.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 452132 DEEDWARR
08/06/2020 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,021.20
20200806-0087718

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY SIX THOUSAND AND 00/100 DOLLARS ($276,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, a married man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jason Eley, a single person and Bethany Gladson, a single person, as tenants in common with right of survivorship** ("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. 32, on the Plan of Hermitage Estates, Section Four, as of record in Book 3700, Page 148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 fronts 78.00 feet on the easterly side of Terry Lane and extends back 166.5 feet on the northerly line and 177.1 feet on the southerly line to a dead-line in the rear, which is a broken line, measuring a total of 100.3 feet thereon.

Being the same property conveyed to John S. Blackwell by Warranty Deed from Jonathan G. Dugdale of record in Instrument No. 20200214-0017302, Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 14, 2020. This property is not the marital residence of the above Grantor.

Being also known as 8200 Terry Lane, 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 3rd day of August, 2020.

John S. Blackwell

STATE OF TENNESSEE

COUNTY OF WILSON

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 3rd day of August, 2020.

LISA C. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-2021

****

The actual consideration or value, whichever is greater, for this transfer is $**276,000.00**.

AFFIANT

Sworn to and subscribed to before me this 3rd day of August, 2020.

NOTARY PUBLIC

My commission expires: 10/24/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

900