WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2020

Notary Public

MY COMMISSION EXPIRES 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Krystal Blouin	Cardinal Financial Company	063160B12200CO
(NAME)	(NAME)	
1205 Springwood Drive	3701 Arco Corp. Dr., Ste. 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Charlotte, NC 28273	
(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, **Pamela Hickman, Sole Beneficiary and Personal Representative of The Estate of Betty Forehand** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Krystal Blouin, a single woman,** 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 No. 204 on the Plan of Hampton Park, (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 550, 551 and 552 and Certificate of Correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Betty Forehand, a single person by deed dated November 18, 1999 from Robert T. Arnold and wife, Kathy L. Arnold of record in Book 11757, Page 990, Register's Office for Davidson County, Tennessee. The said Betty Forehand also known as Betty Jean Koonce Forehand, died Testate on January 21, 2020 and By Last Will & Testament probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P640, Devised said property to Pamela Hickman

unimproved ☐

This is improved ☑ property, known as 1205 Springwood Drive, Old Hickory, TN 37138
(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.

Karen Johnson Davidson County
Batch# 455682 DEEDWARR
08/13/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20200813-0090500

Witness my/our hands this 12th day of August, 2020.

The Estate of Betty Forehand

Pamela Hickman

Pamela Hickman, Sole Beneficiary

Pamela Hickman

Pamela Hickman, Personal Representative

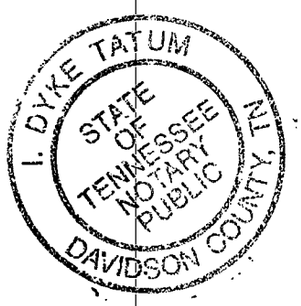
State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Pamela Hickman** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be **Sole Beneficiary** and **Personal Representative** of **The Estate of Betty Forehand** of and that she as such **Sole Beneficiary** and **Personal Representative** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as **Sole Beneficiary** and **Personal Representive.**

WITNESS my hand and seal this 12th day of August, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Blouin



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731