WARRANTY DEED

Karen Johnson Davidson County
Batch# 460121 DEEDWARR
08/19/2020 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200819-0093341

File No. DH0007213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-202

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan L Blocher and Kathryn E Blocher	New owner	
(NAME)	(NAME)	
1344 Kenwood Drive		061-12-0-044.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 372162210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Nancy Creel Burch, a/k/a Nancy Nail Burch, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan L Blocher and Kathryn E Blocher, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19, Block G on the unrecorded plan of Jackson Park, Section 3, described according to a survey by James A. Hamilton, dated December 6, 1948, as described in Deed Book 2137, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 181.9 feet on the southerly margin of Kenwood Drive and extends back between parallel lines 250.0 feet to a dead line.

Being the same property conveyed to Nancy Creel Burch by Administrator's Deed from Gregory Creel, as Administrator of the Estate of Amy Creel Ibson, a/k/a Amy Creel Johnston, Deceased of record in Instrument No. 20200420-0041321, Register's Office for Davidson County, Tennessee, dated April 16, 2020 and recorded on April 20, 2020.

Being also known as 1344 Kenwood Drive, Nashville, Tennessee 37216-2210.

Nancy Creel Burch and Nancy Nail Burch are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1344 Kenwood Drive, Nashville, TN 372162210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ☐
This is improved ☒ property, known as 1344 Kenwood Drive, Nashville, TN 372162210

(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.

This Deed shall be effective in transferring ownership on the 17 day of August, 2020.

Witness my hand this 11 day of August, 2020.

Nancy Nail Burch
Nancy Creel Burch, a/k/a Nancy Nail Burch

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy Creel Burch, a/k/a Nancy Nail Burch, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of August, 2020.

HEATHER WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

Heather Wood
Notary Public

My commission expires: 10/30/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

