NEW OWNER:
Alan Jay Popoff
2216 Greenwood Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

~~New Owner~~
Home Mortgage Alliance Corp.
4 Hutton Centre Dr. #500
Santa Ana, CA 92707

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-342

MAP & PARCEL
083-03-4Q-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 491509 DEEDWARR
10/07/2020 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20201007-0116408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($625,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John Blackwell and Christy Blackwell, a married couple** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Alan Jay Popoff and Ande Jo Popoff, a married couple** ("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 Unit No. 2216 on the Plan of Greenwood Avenue Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of Greenwood Avenue Townhomes, of record in Instrument No. 20190930-0099036, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to John Blackwell and Christy Blackwell by Warranty Deed from Ruby Faye Dempsey and Edith Holton Dempsey, as joint tenants with the right of survivorship of record in Instrument No. 20190724-0072719 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on July 24, 2019.

Being also known as 2216 Greenwood Avenue, Nashville, Tennessee 37206.

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 30th day of September, 2020.

John Blackwell

Christy 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 Blackwell and Christy Blackwell, a married couple, 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 30th day of September, 2020.

NOTARY PUBLIC

My commission expires: 07-11-2021

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**625,000.00**.

Ashley Utley
AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2020.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)