Karen Johnson Davidson County
Batch# 499398 DEEDWARR
10/20/2020 02:43:58 PM 2 pgs
Fees: $13.00 Taxes: $2,005.40
20201020-0122223

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930248

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $542,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2020.

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Oswald Leonard Dorminey, Jr. and Gena Ann Dorminey 2121 Blair Blvd Nashville TN 37221	New Owner	Tax Parcel ID No. 104 15 0 177.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Bliss Hicky** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oswald Leonard Dorminey, Jr., a married man, and Gena Ann Dorminey, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being the Westerly half of Lot No. 5 on the R.E. Connell's Sub. of N.E. Part of Lot No. 23 of record in Plat Book 421, page 24, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the Southerly margin of Blair Boulevard and extends back between parallel lines a distance of 105.25 feet to a dead line in the rear.

Being the same property conveyed to William Bliss Hicky, an unmarried man, by Warranty Deed from Scott P. Bateman, unmarried, of record in Instrument No. 20100709-0054042, in the Register's Office of Davidson County, Tennessee, dated July 08, 2010 and recorded on July 09, 2010. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20131107-0115435, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R.E. Connell's Sub. of N.E. Part of Lot No. 23, as recorded in Plat Book 421, Page(s) 24.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 454, Page 155.

This is improved property located at 2121 Blair Blvd Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-BMR-20-2121

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2020.

William Bliss Hicky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Bliss Hicky, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public
My Commission Expires: Sept. 7, 2021

PAMELA W. LUNNY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021