Karen Johnson Davidson County
Batch# 507391 DEEDWARR
11/02/2020 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201102-0127845

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0946

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin J. Dunkin and Carmyn I. Cook	Churchill Mortgage Corporation	Map: 10211007000
(NAME) 839 Brook Hollow Road	(NAME) 1749 Mallory Lane Ste. 100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES STEPHEN BLAZER, EXECUTOR OF THE ESTATE OF MARJORIE SIMMONS BLAZER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN J. DUNKIN, AN UNMARRIED MAN AND CARMYN I. COOK, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

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 the Eighth Civil District of Davidson County, Tennessee, being Lot No. 233 of Section "A", on the Plan of Horton Heights as of record in Book 2133, Page No. 71, R.O.D.C, Tennessee, more particularly described as follows:

Said lot No. 233 fronts 100 feet on the westerly side of Brook Hollow Road and extends back between lines 245.8 feet on the north line and 336 feet on the south line to a dead line in the rear measuring 135.1 feet thereon.

Being the same property conveyed to James W. Blazer, Jr. and wife, Marjorie Simmons Blazer, by deed from Thomas C. Summers, Trustee, of record in Book 2242, Page 36, Register's Office for said County. The said James W. Blazer, Jr. died June 10, 2019 and title vested in Marjorie Simmons Blazer, as surviving tenant by the entirety. The Grantor herein executes this instrument as Executor of the Estate Marjorie Simmons Blazer pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 20-P1509.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 71, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2200, Page 490, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 839 Brook Hollow Road, Nashville, TN 37205
(House No.) (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.

Witness our hands this 30th day of October, 2020.

Estate of Marjorie Simmons Blazer

BY: _____
James Stephen Blazer
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Stephen Blazer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor of Estate of Marjorie Simmons Blazer the within named bargainer, and corporation, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of October, 2020.

My Commission Expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY