WARRANTY DEED

Karen Johnson Davidson County
Batch# 521726 **DEEDWARR**
11/25/2020 01:15:06 PM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20201125-0138463

A-SB-VRES-20-912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Hamrick	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
912 Ireland St	**8024 Calvin Hall Road**	**082 13 0B 009.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE BLOM AND MITCHELL BLOM, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN HAMRICK, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Ireland 28 Condominiums, also known as Ireland Street 28, a Horizontal Property Regime, according to a Master Deed of record in Instrument No. 20040416-0043331, as amended in Instrument No. 20040429-0048695, Instrument No. 20181023-0105009 and Scrivener's Affidavit recorded in Instrument No. 20181030-0107493, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description.

Being the same property conveyed to Mitchell Blom and wife, Nicole Blom, by Warranty Deed from John Robert Pfeiffer, unmarried, of record in Instrument No. 20170111-0003090, in the Register's Office of Davidson County, Tennessee, dated January 06, 2017, and recorded on January 11, 2017.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ireland Street 28, as recorded in Instrument No. 20040405-0037953.

- Master Deed establishing Ireland 28 Condominium of record in Instrument No. 20040416-0043331, as amended by instrument(s) of record in Instrument No. 20040429-0048695; Instrument No. 20181023-0105009 and Scrivener's Affidavit recorded in Instrument No. 20181030-0107493; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, amended in Book 11625, Page 280, Instrument No. 20020425-0051069 and Ordinance recorded in Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Ireland St, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23 DAY OF NOVEMBER, 2020.

Nicole Blom by Adam Jefferson as Attorney-in-Fact

Mitchell Blom by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICOLE BLOM AND MITCHELL BLOM, and who acknowledged he/she/they executed the same as the free act and deed of the said NICOLE BLOM AND MITCHELL BLOM.

Witness my hand and official seal, this the 23rd of November, 2020.

Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212