Name and Address of New Owner:
Steven Disser
109 Douglas Ave. Unit 2
Nashville, TN 37207

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South, Ste. 1000
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 534957 DEEDWARR
12/15/2020 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20201215-0148161

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 044-13-0-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth Diane Blair, as holder of a life estate, by and through her Attorney-in-Fact, James Logan Blair, and James Logan Blair, individually as remainderman,** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Steven P. Disser and Jessica Gentry Cole, tenants in common** "the Grantees" the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Four, The Knoll, of record in Plat Book 2854, Page 111, in the Register's Office for Davidson County, Tennessee, as follows: Fronting 98 feet on the Southeasterly side of Bennett Drive and runs back between lines 130 feet on the Northeasterly line and 177.4 feet on the Southwesterly line to a dead line in the rear on which it measures it measures 108.88 feet thereon.

Being the same property conveyed to Logan A. Harris and wife, Dorothy Jean Harris, by Warranty deed from Milton C. Wright and wife, Rose Marie Wright, of record in Book 4390, page 13, Register's Office for Davidson County, Tennessee, dated January 03, 1970 and recorded on January 05, 1970.

Being the same property conveyed to Dorothy Jean Harris and Elizabeth Diane Blair by Quitclaim deed from Dorothy Jean Harris of record in Book 11623, page 899, Register's Office for Davidson County, Tennessee, dated August 06, 1999 and recorded on August 18, 1999.

Being the same property conveyed to Elizabeth Diane Blair by Quitclaim deed from Dorothy Jean Harris and Elizabeth Diane Blair of record in Instrument No. 20020621-0075218 Register's Office for Davidson County, Tennessee, dated June 21, 2002 and recorded on June 21, 2002.

Being the same property conveyed to Elizabeth Diane Blair, for life, Remainder to James Logan Blair, by Quitclaim deed from Elizabeth Diane Blair, unmarried, of record in Instrument No. 20190612-0056514, Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 12, 2019.

Being also known as 205 Bennett Drive, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of December, 2020.

Elizabeth Diane Blair by James Logan Blair, Attorney-In-Fact

Attorney in Fact

James Logan Blair

STATE OF Florida
COUNTY OF Seminole

Personally appeared before me **James Logan Blair** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Elizabeth Diane Blair,** and acknowledged that he executed the same as the free act and deed of the said **Elizabeth Diane Blair.**

Witness my hand and seal this 7th day of December, 2020.

STEVEN IRWIN SORKIN
Notary Public - State of Florida
Commission # GG 311191
My Comm. Expires Mar 17, 2023
Bonded through National Notary Assn.

Notary Public
My commission expires: March 17, 2023

STATE OF Florida
COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Logan Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of December, 2020.

STEVEN IRWIN SORKIN
Notary Public - State of Florida
Commission # GG 311191
My Comm. Expires Mar 17, 2023
Bonded through National Notary Assn.

Notary Public
My commission expires: March 17, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of December, 2020.

STEVEN IRWIN SORKIN
Notary Public - State of Florida
Commission # GG 3[illegible]
My Comm. Expires Mar 17, 2023
Bonded through National Notary Assn.

Notary Public
My commission expires: March 17, 2023

File No. 2020-1172

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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