Karen Johnson Davidson County
Batch# 535769 DEEDWARR
12/16/2020 10:53:02 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20201216-0148511

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00 Megan Paulk
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December,2020 Dana Delworth
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 141
Blake Baldassari	Studio Bank	GROUP 15 B
6808 River Ridge Drive	124 12th Avenue South	PARCEL 087.00
Nashville, Tennessee 37221	Nashville, 37203	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Angela L. Holly, John C. Kennedy and Roger D. Kennedy

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Blake Baldassari, an unmarried man

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:

BEING Lot No. 261 on the Plan of Rolling River Estates – Phase III, which is of record in Book 5200, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela L. Holley, John C. Kennedy and Roger D. Kennedy, a one-third undivided interest each as tenants in common, by Estate Deed from Angela L. Holley, as Executrix of the Estate of Myra K. Webb, deceased, dated September 24, 2020 and filed of record October 8, 2020 in Instrument No. 20201008-0117231, Register's Office for Davidson County, Tennessee.

This being inherited property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **6808 River Ridge Drive, Nashville, Tennessee 37221**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 6-TREC-20-6808

WITNESS my hand and official seal at office this 11th day of December, 2020.

Angela L Holly
Angela L. Holly

Roger D. Kennedy, by: Angela L Holly, as attorney in fact
Roger D. Kennedy, by: Angela L. Holley, as attorney in fact

John C. Kennedy, by Angela L Holly, as attorney in fact
John C. Kennedy, by: Angela L. Holley, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angela L. Holly, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 11th, day of December, 2020, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Angela L. Holley, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of John C. Kennedy, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of John C. Kennedy.

Power of Attorney recorded in Instrument No. 20201216-0148509 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 11th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 11th, day of December, 2020, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Angela L. Holley, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Roger D. Kennedy, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Roger D. Kennedy.

Power of Attorney recorded in Instrument No. 20201216-0148510 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 11th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027