Karen Johnson Davidson County
Batch# 544035 DEEDWARR
12/31/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20201231-0155201

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Carmen Coats
Affiant

Subscribed and sworn to before me, this the 28th day of December, 2020. Emily M. Dudley
Notary Public

My commission expires: 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Annelise Rebecca Mitchell Johnathan Garrett Evans	Loan Depot.com LLC	091-08-0B-009.00-CO
4513 Michigan Avenue	26642 Towne Centre Drive	
Nashville, TN 37209	Foothill Ranch, CA 92610	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHELBY NICOLE BLOEMER, AN UNMARRIED WOMAN AND BERNIE BLOEMER AND MELISSA BLOEMER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNELISE REBECCA MITCHELL AND JOHNATHAN GARRETT EVANS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Townhouse Unit I, Phase 5 on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictive Covenants and By-Laws of record in Instrument No. 20080602-0055567 and amended in Instrument No. 20091119-0106608 and as further amended in Instrument No. 20100517-0037873 and in Instrument No. 20110526-0040369, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Shelby Nicole Bloemer, an unmarried woman and Bernie Bloemer and Melissa Bloemer, husband and wife by Warranty deed from Deborah Dempsey and Jerry Dempsey, wife and husband of record in Instrument No. 20170911-0093084 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 11, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4513 Michigan Avenue, Nashville, TN 37209, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2020.

Shelby Nicole Bloemer

Bernie Bloemer

Melissa Bloemer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of December, 2020.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

