Karen Johnson Davidson County
Batch# 547532 DEEDWARR
01/05/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20210105-0001880

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

A-SB-OTN-20-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Kenny Sallis and Kellie Sallis	**New Owner**	
(NAME)	(NAME)	**095 04 0 139.00**
217 Blanchard Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **ELIZABETH THOMPSON, SINGLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNY SALLIS AND KELLie SALLIS, HUSBAND AND WIFE**, 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:

Being Lot No. 59 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 59 fronts 115 feet on the Easterly side of Blanchard Place and runs back between lines 172.99 feet on the North line and 187.34 feet on the South line, to a dead line in the rear on which it measures 50.15 feet.

Being the same property conveyed to Jack W. Brumit and wife, Deborah H. Brumit, by Warranty Deed from Norman E. Hunt, a widower, of record in Book 4880, Page 972, in the Register's Office of Davidson County, Tennessee, dated January 07, 1975 and recorded on January 13, 1975.

Being the same property conveyed to Deborah H. Brumit, by Quit Claim Deed from Jack W. Brumit, of record in Book 6114, Page 389, in the Register's Office of Davidson County, Tennessee, dated August 10, 1983 and recorded on August 12, 1983.

The said Deborah Ann Hickerson since died on June 20, 2020.
Deborah H. Brumit is one in the same as Deborah Ann Hickerson.

Being the same property conveyed to Elizabeth Thompson, by Order Admitting Will to Probate for Muniment of Title from the Estate of Deborah Ann Hickerson, of record in Instrument No. 20201028-0124419, in the Register's Office of Davidson County, Tennessee, dated October 07, 2020 and recorded on October 28, 2020.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eva-Mor Heights, as recorded in Plat Book 1424, Page(s) 149.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **217 Blanchard Pl, Nashville, Tennessee 37214**.

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 30th DAY OF DECEMBER, 2020.

Elizabeth Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021