WARRANTY DEED

Karen Johnson Davidson County
Batch# 568773 DEEDWARR
02/04/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20210204-0016564

B-AHI-21-2402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-06-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 09-06-2022

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)
Khari Thomas Blasingame	New Owner	
(NAME)	(NAME)	**081-02-0Y-002.00-CO**
2402 Hyde St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **JOSEPH M. ROBERTS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KHARI THOMAS BLASINGAME, 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:

Unit B, 2400 Hyde Street Townhomes, as established under Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20161214-0130887, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Cole Woodworks, LLC, A Tennessee Limited Liability Company by Warranty deed from Lightfoot Graham Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161122-0123390 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 22, 2016.

Being the same property conveyed to Joseph M. Roberts by Quitclaim deed from Cole Woodworks, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171103-0113012 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on November 03, 2017. Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 144, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20160921-0099416, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161214-0130887, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2402 Hyde 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 4th DAY OF FEBRUARY, 2021.

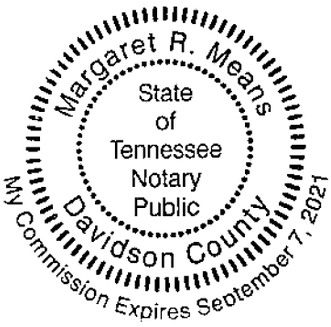
Joseph M. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, 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 4th of February, 2021.

Notary Public
My Commission Expires:
(SEAL)



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

True Copy Certification

I, Brianna Bartelsmeyer Turner, do hereby make this 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.

Brianna Bartelsmeyer Turner

Signature

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Kelly Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-21-24

Seal

