NEW OWNER:
Thomas Hopkins & Courtney O'Connor
3730 Burrus Street
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-64

MAP & PARCEL
061-14-0-182

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 592323 DEEDWARR
03/15/2021 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20210315-0034206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, married** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Thomas Hopkins and Courtney O'Connor, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 85 on the plan of E.B. Craig's Subdivision of Crownover, of record in Plat Book 894, Page 640 and 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John S. Blackwell, married by Warranty Deed from Lillian F. Hernandez N/K/A Lillian F. Amador, unmarried, recorded the 14th of June 2016, in Instrument No. 20160614-0060102, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed #170,000.00)

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of March, 2021.

John S. Blackwell

John S. Blackwell

By: _____

Andrew Dicker, Attorney-in-Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No. _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANDREW DICKER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JOHN S BLACKWELL**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of March, 2021.

Christen T Rabe

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **500,000.00**.

AFFIANT

Sworn to **and subscribed to** before me this 15th day of March, 2021.

NOTARY PUBLIC

My commission expires: 4/22/23



Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731