Karen Johnson Davidson County
Batch# 614291 DEEDWARR
04/14/2021 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210414-0049534

WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KATHY BLUMS	KATHY BLUMS	108-03-0-201
1211 CABANA CIRCLE NASHVILLE, TN 37214-3927	1211 CABANA CIRCLE NASHVILLE, TN 37214-3927	2020-12-725

For good consideration, I (We) **KATHLEEN BLUMS, ALSO KNOWN AS KATHY BLUMS, UNMARRIED,** whose mailing address is 1211 CABANA CIRCLE, NASHVILLE, TN 37214-3927, hereby bargain, deed and convey to **KATHY BLUMS, UNMARRIED,** whose mailing address is 1211 CABANA CIRCLE, NASHVILLE, TN 37214-3927, the following described land in DAVIDSON, County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 81B ON THE PLAN OF THE ZONE LOT DIVISION OF LOTS 77-81, PATIO VILLA, SECTION FOUR, AS OF RECORD IN BOOK 6250, PAGE 823, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THE IMPROVEMENTS THEREON BEING KNOWN AS 1211 CABANA CIRCLE, NASHVILLE, TENNESSEE - 37214.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN BLUMS, UNMARRIED FROM KERRY KRUSZEWSKI, UNMARRIED BY WARRANTY DEED DATED OCTOBER 25, 1999 AND RECORDED NOVEMBER 2, 1999 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 11728 AT PAGE 331.

APN: 108-03-0-201

Property Address: 1211 CABANA CIRCLE, NASHVILLE, TN 37214-3927

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26 day of February 21

Kathleen Blums, AKA Kathy Blums
KATHLEEN BLUMS, A/K/A KATHY BLUMS

STATE OF TN)
COUNTY OF Davidson) SS.

On this 26 day of February 21, before me personally appeared **KATHLEEN BLUMS, A/K/A KATHY BLUMS,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-21-2024

Notary Public
My Commission Expires: 9.21.24

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0

Kathy Blums
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 26 day of February 20 21.

Notary Public
My Commission Expires: 9.21.24

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Name and address for person(s) responsible for taxes:
KATHY BLUMS
1211 CABANA CIRCLE
NASHVILLE, TN 37214-3927

Name and Address of property owner:
KATHY BLUMS
1211 CABANA CIRCLE
NASHVILLE, TN 37214-3927

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD