This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11614-TH

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MU 3B VRES 21 3502

Karen Johnson Davidson County
Batch# 627052 DEEDWARR
04/30/2021 02:55:43 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20210430-0058430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-09-2024

Subscribed and sworn to before me, this the 29th day of April, 2021.

Notary Public
My Commission Expires: 1/9/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Galgano 3502B Hillsdale Avenue Nashville, TN 37205	New Owner	104 05 0N 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Meredith Sall Blum and Steven Henry Blum, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Galgano, Jr., an unmarried man,** 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 and being Unit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3502 Hillsdale Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20150327-0026522 and corrected in Instrument No. 20160531-0054320 the Davidson County Register's Office of Deeds Office, which is incorporated herein by reference for a more complete property description, Said Units are a portion of Lot No. 2 on the Plan of Wrenwood as of record in Book 1130, Page 55, Register's Office for Davidson County, Tennessee.

Included herewith is an undivided interest in common elements of the Homes at 3502 Hillsdale Avenue Horizontal Property Regime as set forth in homeowners association charter and by-laws.

Being the same property conveyed to Meredith Sall Blum and Steven Henry Blum, wife and husband, by Warranty Deed from Grant Brian Weller and Rita Leigh Hurd, husband and wife, of record in Instrument No. 20190829-0087118, in the Register's Office of Davidson County, Tennessee, dated August 09, 2019 and recorded on August 29, 2019.

Being the same property conveyed to Grant Brian Weller and Rita Leigh Hurd, husband and wife, by Warranty Deed from Joseph G. Rice and Tara Ann Rice, husband and wife, of record in Instrument No. 20180502-0041521, in the Register's Office of Davidson County, Tennessee, dated May 01, 2018 and recorded on May 02, 2018.

This is ☒ improved or ☐ unimproved property located at: **3502B Hillsdale Avenue, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2021.

GRANTOR:

Meredith Sall Blum

Steven Henry Blum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meredith Sall Blum and Steven Henry Blum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24