WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2021.

Notary Public
COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 637962 DEEDWARR
05/17/2021 03:57:30 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20210517-0066528

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raven Mullins Kyla Mullins	Southern Bank of Tennessee Mt. Juliet	053-12-0-103
(NAME)	(NAME)	
103 30th Street	675 North Mt. Juliet Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Maria Gamble, Walter Blackburn, Jr., Pam Pratt and Timothy Blackburn, as the heirs at law of Emma Christine Blackburn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raven Mullins, a single woman and Kyla Mullins, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 18 and 19 of Block 5, Life and Casualty Insurance Company's Sub-division, of Dabbs and Elliott's property, as shown on Map recorded in Book 547, Page 97, Register's Office, said County and State.

Said Lots Nos. 18 and 19 front together 50 feet each on the westerly side of 30th St. and run back between parallel lines to a 10 ft. alley, a distance of 144 feet, more or less.

Being the same property conveyed to W. B. Blackburn and wife, Christine Blackburn by Deed dated May 25, 1954 from R. F. Blackburn and wife, Liddye Blackburn, recorded May 25, 1954, in Book 2280, Page 23, in the Official Records of Davidson County, Tennessee. The said W. B. Blackburn having since died on September 2, 2000, leaving his spouse Christine Blackburn as the surviving tenant by the entirety. The said Christine Blackburn died intestate on September 10, 2020, leaving Maria Gamble, Walter Blackburn, Jr., Pam Pratt and Timothy Blackburn as her heirs at law. Christine Blackburn and Emma Christine Blackburn are one and the same person. See Affidavit of Heirship of record in Instrument No. 20210105-0001606 and 2021015-0001607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 103 30th Street (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

File No.: 3964-21
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 14th day of May, 2021.

Maria Gamble

Walter Blackburn, Jr.

Pam Pratt

Timothy Blackburn

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Maria Gamble, Walter Blackburn, Jr., Pam Pratt, and Timothy Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2021.

~~S. Nixon Pressley~~

Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature