WARRANTY DEED

Karen Johnson Davidson County
Batch# 639132 DEEDWARR
05/18/2021 03:42:55 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20210518-0067423

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oyunbileg Magvanjav	new owner	104021D20500CO
(NAME)	(NAME)	
3120 B Long Boulevard, Unit # 205		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 considerations, the receipt of which is hereby acknowledged, we, Megan Blume and Bradley Blume, wife and husband, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Oyunbileg Magvanjav and Tsogzolmaa Dorjgochoo, both unmarried as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 205 on the Plan of Villages at Long Boulevard I, filed as Exhibit B-1 to, and established by the Master Deed of record Instrument No. 20060627-0076772 and amended in Instruments 20070725-0088208 and 20081031-0108684, Register's Office for Davidson County, Tennessee, together with an undivided Percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Megan Blume and Bradley Blume, wife and husband by Warranty Deed from Landon Bartholomew, a single man, dated 11/20/2018 and recorded 12/04/2018, of record in Instrument 201812040118445, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3120 B Long Boulevard, Unit # 205, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1213115
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-SB-ELAM-21-3120-205

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), his/her/their 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), his/her/their 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.

Effective the 13th day of May, 2021.

Megan Blume

Bradley Blume

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan Blume and Bradley Blume, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of May, 2021.

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

