THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434789** Karen Johnson Davidson County Batch# 639309 **DEEDWARR** 05/19/2021 09:53:31 AM 2 pgs Fees: $13.00 Taxes: $1,591.00 20210519-0067676	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Dana F. Blickwedel and James Allen Hoobler 609 Fatherland Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 16 0 210.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc M. Lacuesta, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dana F. Blickwedel and James Allen Hoobler, married to each other** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 86 on the Plan of Henry Blood's Addition, as of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marc M. Lacuesta, married, by Quitclaim Deed from Marden B. Lacuesta, married, and Norma M. Lacuesta, married, as joint tenants and not tenants in common, of record in Instrument No. 20171128-0121329, in the Register's Office of Davidson County, Tennessee, dated November 28, 2017 and recorded on November 28, 2017.

Being the same property conveyed to Marden B. Lacuesta and wife, Norma M. Lacuesta and Marc M. Lacuesta, unmarried, by Warranty Deed from Ben P. Adams and wife, Mary G. Adams, of record in Instrument No. 20021023-0129991, in the Register's Office of Davidson County, Tennessee, dated October 11, 2002 and recorded on October 23, 2002.

Dana G. Neal joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Henry Blood's Addition, as recorded in Plat Book 21, Page(s) 5.

This is improved property located at 609 Fatherland Street Nashville TN 37206

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of May, 2021.

Marc M. Lacuesta

Dana G. Neal

STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marc M. Lacuesta and Dana G. Neal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2021.

Notary Public
My Commission Expires: 4/10/2023

Kathleen M. Johnson
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires April 10, 2023
Acting in the County of Grand Traverse