When recorded, return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
File Number: BC21-852

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-12640-kp

Karen Johnson Davidson County
Batch# 671068 DEEDWARR
07/06/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210706-0090582

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2021.

Notary Public
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephanie Blank 4024 Marydale Drive Nashville, TN 37207	Stephanie Blank 4024 Marydale Drive Nashville, TN 37207	041 08 0 008.00

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, **Barbara A. Amann, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephanie Blank, unmarried woman**, 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, being Lot No. 27 on the Plan of Hickory Acres, Section II, of record in Plat Book 2330, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Barbara A. Amann, unmarried, by Warranty Deed from Jessie Mai Fulks, unmarried, of record in Book 10912, Page 577, in the Register's Office of Davidson County, Tennessee, dated April 29, 1998 and recorded on May 04, 1998.

☒ This is improved property located at: **4024 Marydale Drive, Nashville, TN 37207**
☐ This is unimproved property located at: **4024 Marydale Drive, Nashville, TN 37207**

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 30th day of June, 2021.

GRANTOR:

Barbara A Amann

Barbara A. Amann

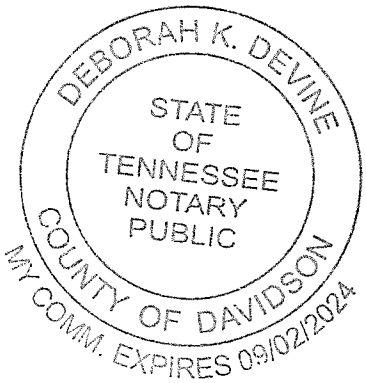
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara A. Amann, 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 30th day of June, 2021.

Deborah K. Devine

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Date

Affiant Signature

June 30, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON