Karen Johnson Davidson County
Batch# 676037 DEEDWARR
07/13/2021 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20210713-0094289

Name and Address of New Owner:
Robert L. Rainer, Jr.
3415 West End Avenue, Unit No. 1106
Nashville, TN 37203

Send Tax Bills To:
Robert L. Rainer, Jr.

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 104060A12300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Holly S. Blankenmeyer and Michael J. Blankenmeyer, wife and husband, and Zoe Blankenmeyer, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert L. Rainer, Jr., a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1106 ON THE PLAN OF CONTINENTAL CONDOMINIUMS OF RECORD IN PLAT BOOK 5200, PAGE 399, AS AMENDED IN BOOK 6135, PAGE 788 AND BOOK 6435, PAGE 549, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HOLLY S. BLANKENMEYER AND MICHAEL J. BLANKENMEYER, WIFE AND HUSBAND, AND ZOE BLANKENMEYER, A SINGLE WOMAN, BY WARRANTY DEED FROM ELIZABETH SHARPE SPRAGGS AND AARON SPRAGGS, WIFE AND HUSBAND, RECORDED ON AUGUST 13, 2018, OF RECORD IN INSTRUMENT NO. 20180813-0079619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200 page 399, as amended in Book 6135, page 788, said Register's Office, and all provisions of the Tennessee "Horizontal Property Act" as same is set out in Sec. 66-27-101 et seq. and is subject to the By-Laws for the administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and including all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, Register's Office for Davidson County Tennessee, and By-Laws of record in Book 5862, page 626, said Register's office.

This is improved property known as 3415 West End Ave., Unit No. 1106, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of July, 2021.

Holly S. Blankenmeyer (SEAL)
Holly S. Blankenmeyer

Michael J. Blankenmeyer (SEAL)
Michael J. Blankenmeyer

SPS
STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Moore
SPS

On this 1st day of July, 2021, before me personally appeared Holly S. Blankenmeyer and Michael J. Blankenmeyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2021.

STEPHANIE PARKER-SMITH
Notary Public
Hoke County
NORTH CAROLINA

Notary Signature
My commission expires: 08/22/2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of July, 2021.

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of July, 2021.

Zoe Blankenmeyer (SEAL)
Zoe Blankenmeyer

STATE OF ~~TENNESSEE~~ Ct Florida
COUNTY OF ~~DAVIDSON~~ Ct Monroe

On this 1st day of July, 2021, before me personally appeared Zoe Blankenmeyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Fl. Dr. License

Witness my hand, at office, this 1st day of July, 2021.

Clara Taylor
Notary Signature
My commission expires: 3/22/2022

CLARA TAYLOR
Commission # GG 162742
Expires March 22, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of July, 2021.

202107130094289

Certificate of Authenticity

I, Christie Daniels, 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 July 1, 2021.

Date

Christie Daniels

Affiant Signature

July 12, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY