Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-213

Karen Johnson Davidson County
Batch# 707112 DEEDWARR
08/30/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210830-0116744

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 27 day of August, 2021.

Notary Public

My commission expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Irvin Blanchard and Colleen Blanchard** | Capstar Bank | **131-05-0B-213.00-CO** |
| **213 Summit Ridge Dr** | 2002 Richard Jones Rd, ste 300A | |
| **Nashville, TN 37215** | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Sonia L. Scalf, an unmarried person**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Irvin Blanchard, IV and Colleen White Blanchard, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 213 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sonia L. Scalf, an unmarried person by Warranty deed from RAB Closing Services, LLC, a Delaware Limited Liability Company of record in Instrument No. 20070516-0058622 Register's Office for Davidson County, Tennessee

This is improved property known as **213 Summit Ridge Dr, Nashville, TN 37215.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26 day of August, 2021.

Sonia L. Scalf

Sonia L. Scalf

**STATE OF** Alabama

**COUNTY OF** Jefferson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sonia L. Scalf, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 26 day of August, 2021.

John Caldwell

Notary Public
My Commission Expires: John Caldwell ~~My Commission Expires~~ 12/26/2023

JOHN CALDWELL
My Commission Expires
DEC
26
2023
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Lenders Title Company File No. 21-000341-528

SP 11/2015

Certificate of Authenticity

I, Kim Bennett, 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 August 27, 2021.

Affiant Signature

8/27/21
Date

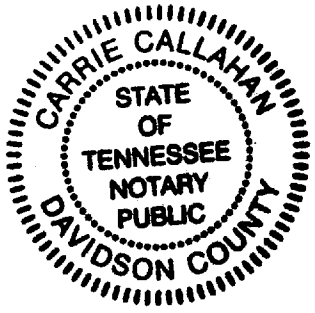
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27 day of August, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal




File No. RES-21-213