THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 211647 WHEN RECORDED RETURN TO Midtown Title, LLC 2920 Berry Hill Dr. #210 Nashville, TN 37204 File No. 1-143816-KR	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for the transfer is $379,900.00. Affiant Subscribed and sworn before me, this 5th day of November, 2021. Notary Public My Commission Expires: 1/3/2022

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: **JEFFREY S. FRIEDMAN** **TAMMY H. FRIEDMAN** **2160 STROMBURY DRIVE** **HERMITAGE, TN 37076**	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 08608OA/025.00 CO

FOR AND IN CONSDERATION 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, **JOHNNY D. BLANKENSHIP and DEBORAH A. BLANKENSHIP, HUSBAND AND WIFE**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to JEFFREY S. FRIEDMAN and TAMMY H. FRIEDMAN, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 431 on the Plan of Phase II, Camden Woods, as of record in Book 9467, Page 61, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed from Etienne Meyer Geldenhuys to Johnny D. Blankenship and Deborah A. Blankenship, by Warranty Deed dated the 31st day of May, 2013, of record in Instrument Number 20130718-0074363, Register's Office for Davidson County, Tennessee.

Pursuant to Power of Attorney for Deborah A. Blankenship of record in Instrument Number 20211110150405, Register's Office for Davidson County, Tennessee.

This is improved property known as 2160 STROMBURY DRIVE, HERMITAGE, TN 37076.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor wh o 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.

Karen Johnson Davidson County
Batch# 753061 DEEDWARR
11/10/2021 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20211110-0150406

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 28th day of Oct., 2021.

John D. Blankenship
JOHNNY D. BLANKENSHIP

Deborah A. Blankenship
By: John D. Blankenship,
Attorney in Fact
DEBORAH A. BLANKENSHIP
BY: JOHNNY D. BLANKENSHIP,
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **JOHNNY D. BLANKENSHIP**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 28th day of Oct., 2021.

Lori Buie
Notary Public
My Commission Expires: 8/21/23

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHNNY D. BLANKENSHIP**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DEBORAH A. BLANKENSHIP**, and acknowledged that he executed the same as the free act and deed of the said **DEBORAH A. BLANKENSHIP**.

Witness my hand, at office, this 28th day of Oct., 2021.

Lori Buie
Notary Public
My Commission Expires: 8/21/23

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 10-28-21.

Affiant Signature

11-5-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of November, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

