THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038208** Karen Johnson Davidson County Batch# 769245 DEEDWARR 12/07/2021 11:24:30 AM 3 pgs Fees: $18.00 Taxes: $3,274.50 20211207-0162005	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2021. Notary Public My Commission Expires: 8/10/25 CHRISTINA INDREI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jeremy Blume 932 Benton Avenue Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ First Horizon Bank 12719 Cantrell Rd. Ste. 200 ~~Little Rock, AR 72223~~	Tax Information: Tax Parcel ID No. 105 09 0 411.00

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, **Lawrence Joseph Satkoski, Jr. and Ann Marie Lofgren Satkoski, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Blume, a single man**("Grantees"), 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. 1 on the Plan of Waverly Place Being a Resubdivision of Part of Lot 40 as shown on the Waverly Place Plan of record in Plat Book 3500, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence Joseph Satkoski, Jr. and Ann Marie Lofgren Satkoski, husband and wife, by Warranty Deed from Hugh Harrison Truex and Katherine N. Truex, husband and wife, of record in Instrument No. 20190827-0085933, in the Register's Office of Davidson County, Tennessee, dated August 15, 2019 and recorded on August 27, 2019.

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), utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, 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 Waverly Place Being a Resubdivision of Part of Lot 40 as shown on the Waverly Place Plan, as recorded in Plat Book 3500, Page(s) 41.

This is improved property located at 932 Benton Avenue Nashville TN 37204

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 2nd day of December, 2021.

Lawrence Joseph Satkoski, Jr.

Ann Marie Lofgren Satkoski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence Joseph Satkoski, Jr. and Ann Marie Lofgren Satkoski, 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 2nd day of December, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on December 2, 2021.

Affiant Signature

12.2.21
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 2 day of December, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY