Karen Johnson Davidson County
Batch# 774785 DEEDWARR
12/16/2021 10:09:48 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20211216-0166243

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corporation 5107 Maryland Way, Suite 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 5-5-25 (AFFIX SEAL)

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher Blalock and Caitlin Darby	NEW OWNERS	MAP:
3217 Cobble Street		PARCEL: 172-12-0B-186.00-CO
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **STEVEN MICHAEL MUSCATO AND KAREN ELIZABETH MUSCATO, TRUSTEES OF THE STEVE AND KAREN MUSCATO TRUST DATED APRIL 02, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER WAYNE BLALOCK AND CAITLIN DARBY, tenants by the entirety**

HEREINAFTER CALLED THE GRANTEES, 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. 280 on the Plan of Section Eleven, Bradford Hills of record in Plat Book 7900, Page 496, 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 Karen E. Muscato and Steven M. Muscato, Wife and Husband by Warranty deed from Jasminka Vujic and husband, Zlatko F. Vujic of record in Instrument No. 20170629-0065496 Register's Office for Davidson County, Tennessee, dated June 05, 2017 and recorded on June 29, 2017.

Being the same property conveyed to Steven Michael Muscato and Karen Elizabeth Muscato, Trustees of The Steve and Karen Muscato Trust Dated April 02, 2020 by Quitclaim deed from Steven Michael Muscato, Trustee and Karen Elizabeth Muscato, Trustee of the Steve and Karen Muscato Trust of record in Instrument No. 20200414-0038635 Register's Office for Davidson County, Tennessee, dated April 02, 2020 and recorded on April 14, 2020 and Corrected on December 01, 2020 in Instrument No. 20201201-0139434.

This is IMPROVED property known as: **3217 Cobble Street, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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.

Witness my/our hand(s) this the 15th day of December, 2021.

The Steve and Karen Muscato Trust Dated April 02, 2020

BY: _____, trustee
Steven Michael Muscato, Trustee

BY: _____ trustee
Karen Elizabeth Muscato, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven Michael Muscato** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of **The Steve and Karen Muscato Trust dated April 02, 2020** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Steven Michael Muscato** as such **Trustee**.

Witness my hand and seal this the 15th day of December, 2021.

_____
Notary Public

My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karen Elizabeth Muscato** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the **The Steve and Karen Muscato Trust dated April 02, 2020** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Karen Elizabeth Muscato** as such **Trustee**.

Witness my hand and seal this the 15th day of December, 2021.

_____
Notary Public

My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY