BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner:
Alex Farsian and Nancy Siharath
5831 Pettus Road
Nashville, TN 37013

Send Tax Bills To: same

Karen Johnson Davidson County
Batch# 784950 **DEEDWARR**
01/05/2022 11:25:19 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20220105-0002034

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203
Map & Parcel No: 174-00-0-095-00

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, **Michael Blakley and Rebekah Blakley, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alex Farsian and Nancy Siharath,** , "the Grantees," the following described real estate in Davidson County, Tennessee:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST MARGIN OF PETTUS ROAD, SAID POINT BEING N 06 DEGREES 15 MINUTES 55 SECONDS EAST AT 50.00 FEET FROM MARK STEPHENS, ET UX NORTHEAST COMER, THENCE WITH THE NORTH MARGIN OF A 50 FOOT EASEMENT, NORTH 83 DEGREES 49 MINUTES 42 SECONDS WEST, 215.41 FEET, NORTH 61 DEGREES 42 MINUTES 38 SECONDS WEST, 397.96 FEET, NORTH 60 DEGREES 12 MINUTES 00 SECONDS WEST, 99.61 FEET, LEAVING SAID 50 EASEMENT NORTH 47 DEGREES 03 MINUTES 54 SECONDS EAST, 370.39 FEET TO AN IRON PIN IN GEORGE STEPHENS' WEST LINE, THENCE WITH SAID LINE, SOUTH 41 DEGREES 09 MINUTES 32 SECONDS EAST, 209.27 FEET TO AN IRON PIN, SOUTH 59 DEGREES 50 MINUTES 45 SECONDS EAST, 196.60 FEET TO AN IRON PIN, SOUTH 78 DEGREES 27 MINUTES 29 SECONDS EAST 165.81 FEET TO A POINT ON THE WEST MARGIN OF PETTUS ROAD, GEORGE STEPHENS' SOUTHEAST COMER, THENCE WITH SAID MARGIN, SOUTH 06 DEGREES 15 MINUTES 55 SECONDS WEST, 156.90 FEET TO THE BEGINNING, CONTAINING 2.84 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY P. ANTHONY CHAPDELAINE, JR., DATED 9/21/1977.

Being the same property conveyed to Michael Blakley and Rebekah Blakley, husband and wife by Warranty Deed from Valer Minea and Agneta Minea, husband and wife of record as Instrument No. 20200106-0001288 in the Register's Office for Davidson County, Tennessee, dated January 3, 2020 and recorded on January 6, 2020.

Being also known as 5831 Pettus Road, Antioch, TN 37013/ Parcel No. 174-00-0-095-00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 28th day of December, 2021.

_____(SEAL)
Michael Blakley

_____(SEAL)
Rebekah Blakley

STATE OF Florida

COUNTY OF Volusia

On this 28th day of December, 2021, before me personally appeared Michael Blakley and Rebekah Blakley, 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 28th day of December, 2021.

_____
Notary Signature
My commission expires:

DONNA C. DUNN
MY COMMISSION EXPIRES 03-29-2025
NOTARY PUBLIC
COMM. # HH 110804
STATE OF FLORIDA

AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Volusia)

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 $650,000.00, 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
28th day of December, 2021.

Notary Public
My commission expires: 3/29/2025
File No. 2021-3867

DONNA C. DUNN
MY COMMISSION EXPIRES
03-29-2025
NOTARY
PUBLIC
COMM. # HH 110804
STATE OF FLORIDA