Karen Johnson Davidson County
Batch# 791313 DEEDWARR
01/14/2022 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20220114-0006280

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2022.

Notary Public

My commission expires: 03/26/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dylan Blair	New owner	**081-11-0-567.00**
1629 11th Ave	Same	
Nashville, TN 37208		

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,

Christian James Brandt, single man

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

Dylan Blair, unmarried man,

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

Being the North 12.5 feet of Lot No. 100 and the South 25 feet of Lot No. 101 on the map of D.T. McGavock and Other's Addition as of record in Plat Book 21, Page 41, Register's Office for Davidson County Tennessee.

Said parts of said lots adjoin and front together 37.5 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and run back between parallel lines 150 feet to an alley

Being the same property conveyed to Christian James Brandt, single man, by Warranty deed from Elizabeth E. Gurley and husband, Bob Gurley of record in Instrument No. 20180816-0081217 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 16, 2018.

This is improved property known as **1629 11th Ave, Nashville, TN 37208.**

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 7th day of January, 2022.

Christian James Brandt

STATE OF MICHIGAN
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christian James Brandt, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of January, 2022.

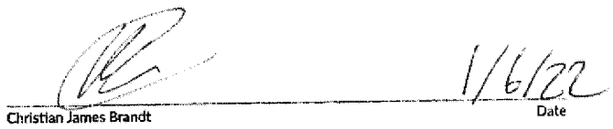
Notary Public
My Commission Expires: 4/25/2026

ALEXANDRIA PARKER
Notary Public - State of Michigan
County of Wayne
My Commission Expires Apr 25, 2026
Acting in the County of Oakland

SolomonParks File No. 21-000802-527

SP 11/2015

Confirm Receipt



Christian James Brandt

1/6/22
Date

Tennessee Certification of Electronic Document

I, Shannon Carter, 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 1/7/22 (date of document).

Affiant Signature

1/11/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

