This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 792480 DEEDWARR
01/18/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20220118-0007067

State of Alabama
County of Baldwin

The actual consideration or value, whichever is greater for this transfer is: $232,000

Affiant Signature

Subscribed and sworn to before me on this the 7th Day of January 2022.

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Derek Blake
5515 Country Drive, Apt. 4
Nashville, TN 37211

SEND TAX BILLS TO:
Derek Blake
5515 Country Drive, Apt. 4
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID # 162050C00400CO

WARRANTY DEED

21NT03114

Effective the 5 Day of Jan 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Joel Andrew Birdwell, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Derek Blake, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment, being Townhouse No. 4 on the Plan of Hickory Valley Condominiums, a horizontal property regime of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to Joel Andrew Birdwell, an unmarried man by Warranty Deed from Tommy F. Crangle and Pamper Crangle, husband and wife dated 04/10/2019 recorded 04/12/2019, as Document Number 20190412-0033692, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5515 Country Dr. Apt 4, Nashville, TN 37211-6413

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5 day of Jan, 2022

Joel A. Birdwell

State of Alabama }
County of Limestone }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joel A. Birdwell**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 5/24/2023

JANICE W. HIGGINBOTHAM
Notary Public
Alabama State at Large

202201180007067

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-5-22 (date of document).

Kesha Herron
Affiant Signature

1-12-22.
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of January, 2022

CAROL B CHRISTIAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024