Karen Johnson Davidson County
Batch# 798523 DEEDWARR
02/01/2022 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20220201-0011663

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Norman Blackmon and Lucretia W. Blackmon 1750 Sprucedale Dr. Antioch, TN 37013

Order Number: 71905515-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nicholas Blackmon, married to Ashley Blackmon**, for Two Hundred Thousand Dollars and 00/100 ($200,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Norman Blackmon and Lucretia W. Blackmon, Husband and Wife**, as tenants by the entireties, whose address is 1750 Sprucedale Dr., Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 3302 on the Plan of Old Hickory Commons, Section Four, a Planned Unit Development, of record in Instrument No. 20080317-0026338, as amended at Instrument No. 20170602-0055284, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 175020E02000CO
Street address of property: 1750 Sprucedale Dr., Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20171229-0132251 in the Register's Office, Davidson County, Tennessee.

Signed this 13TH day of JANUARY, 2022.

Signature of Grantor(s):

Nicholas Blackmon

Ashley Blackmon

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, SS:

BE IT REMEMBERED That on this 13TH day of JANUARY, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nicholas Blackmon and Ashley Blackmon, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

PCL 71905515DWAR01010203

Property Address: 1750 Sprucedale Dr., Antioch, TN 37013
Tax Parcel: 175020E02000CO

Oath of Consideration

We, Norman Blackmon and Lucretia W. Blackmon, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13 day of January, 2022.

Signatures of Affiant(s):

Norman Blackmon

Lucretia W. Blackmon

Sworn and subscribed before me this 13 day of Jan, 2022

Notary Public

My Commission Expires
June 8, 2024

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

202202010011663

Tennessee Certification of Electronic Document

I, PERSY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 1/13/2022 (date of document).

Affiant Signature

Jan 18, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026