NEW OWNER:
Paul Jenkins & Anna Spina
903 Joyce Lane
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
062-13-0-049.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-555

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 804846 DEEDWARR
02/14/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220214-0016735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($565,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John Blackwell, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Paul Jenkins and Anna Spina, as joint tenants with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "A" on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southwest corner of McGavock Avenue and Williams Ferry Road or Riverwood Drive; thence with the Westerly margin of McGavock Avenue, Southwardly 217 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, Northwestwardly 165 feet, more or less, to the Easterly line of Lot No. 11; thence with said line, Northwardly 83 feet to the Southeasterly line of Lot No. 5; thence with said line, Northeastwardly 108 feet to the Southwesterly margin of Williams Ferry Road or Riverwood Drive; thence with same, Southeastwardly 72.8 feet to the beginning.

Being the same property conveyed to John S. Blackwell by Warranty Deed from Dorothy J. Nichols, an unmarried woman, dated December 6, 2021, and of record in Instrument Number 20211209-0163361, Register's Office for Davidson County, Tennessee.

Being also known as 1506 Riverwood Drive Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **January**, 2022.

John Blackwell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **January**, 2022.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **565,000.00.**

Ashley Utley
AFFIANT

Sworn to and subscribed to before me this 31st day of **January**, 2022.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 January 31, 2022.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

