This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16065-RR

Karen Johnson Davidson County
Batch# 817997 DEEDWARR
03/09/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $900.58
20220309-0026795

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $243,400.00.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 25th day of February, 2022.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathleen Wells, Trustee 609 Long Hunter Court Nashville, TN 37217	New Owner	135 08 0A 609.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dean L. Blucker and Julie L. Blucker, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kathleen Wells, Successor Trustee of The Delawrence Wells and Annalene Wells Revocable Trust dated April 23, 1999**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 609, Nashboro Village Nineteen Condominium, as established under Master Deed of record in Book 5333, Page 957, in the Register's Office, Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Dean L. Blucker and Julie L. Blucker, husband and wife, by Warranty Deed from James B. Pickens, an unmarried man, of record in Instrument No. 20140821-0076179, in the Register's Office of Davidson County, Tennessee, dated August 19, 2014 and recorded on August 21, 2014.

This is improved property located at: **609 Long Hunter Court, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 25th day of February, 2022.

GRANTOR:

Dean L. Blucker

Julie L. Blucker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dean L. Blucker and Julie L. Blucker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202203090026795

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Feb 25, 22.

Hadley Roper
Affiant Signature

02/25/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 02/25/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal