WARRANTY DEED

Karen Johnson Davidson County
Batch# 839259 DEEDWARR
04/13/2022 02:43:18 PM 4 pgs
Fees: $23.00 Taxes: $5,013.50

20220413-0043123

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-20-2022

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-91

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brent Blackburn and Annie Blackburn	New Owner	117 13 0B 160.00
(NAME) 922 Bowring Park	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, (i) **Patricia Rogers Bale and Kaelin Bale Cramer, Co-Trustees of the Patricia Bale Revocable Trust**, created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018, as to a 50% undivided interest as tenant in common, and (ii) **Patricia Rogers Bale and Kaelin Bale Cramer, Co-Trustees of the Bale Family Trust,** created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018, as to a 50% undivided interest as tenant in commonTrust and The Bale Family Trust dated September 4, 2018 (collectively, the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Brent Daniel Blackburn and Anne Ierardi Blackburn, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 922 Bowring Park, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of April, 2022.

GRANTORS:

Patricia Bale

PATRICIA ROGERS BALE, Co-Trustee of the Patricia Bale Revocable Trust, created created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018

Kaelin B Cramer

KAELIN BALE CRAMER, Co-Trustee of the Patricia Bale Revocable Trust, created created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Patricia Rogers Bale and Kaelin Bale Cramer, Co-Trustees of the Patricia Bale Revocable Trust, created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11 day of April, 2022.



Notary Public

My Commission Expires: 5/2/2022

GRANTORS:

Patricia Bale

PATRICIA ROGERS BALE, Co-Trustee of the Bale Family Trust, created created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018

Kaelin B Cramer

KAELIN BALE CRAMER, Co-Trustee of the Bale Family Trust, created created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Patricia Rogers Bale and Kaelin Bale Cramer, Co-Trustees of the Bale Family Trust, created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11 day of April, 2022.

TIFFANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1024 on the Plan of Abbottsford, Phase 2, a Planned Unit Development, of record in Instrument No. 20010502-0044874, as Revised in Instrument No. 20020305-0027572 and Corrected in Instrument No. 20020828-0104512, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Stephen Bale and Patricia Rogers Bale, husband and wife, by Warranty Deed from Robert Weld Harding and Allison Weld Harding Reichenbach, not married to each other, of record in Instrument No. 20170522-0050403, in the Register's Office of Davidson County, Tennessee, dated May 19, 2017, and recorded on May 22, 2017.

Being the same property conveyed to Gary Stephen Bale and Patricia Rogers Bale, as Co-Trustees of the Stephen and Patricia Bale Revocable Trust under agreement dated September 4, 2018, by Warranty Deed from Gary Stephen Bale and wife, Patricia Rogers Bale, of record in Instrument No. 20180917-0092000, in the Register's Office of Davidson County, Tennessee, dated September 12, 2018, and recorded on September 17, 2018.

Gary Stephen Bale died November 22, 2020, and upon his death, title to the Property vested 50% in Patricia Rogers Bale and Kaelin Bale Cramer, Co-Trustees of the Patricia Bale Revocable Trust created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018, as tenant in common, and 50% in Patricia Rogers Bale and Kaelin Bale Cramer, Co-Trustees of the Bale Family Trust created under the Stephen and Patricia Bale Revocable Trust Agreement dated September 4, 2018, as tenant in common.