Karen Johnson Davidson County
Batch# 846394 DEEDWARR
04/27/2022 12:34:51 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20220427-0048699

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

W & I Ref: (DM) Title No.: 62493
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell Fedell Caroline Fedell 4236 Jamesborough Place Nashville, TN 37215	new owner

TAX MAP PARCEL NUMBERS: 131070A02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brent Daniel Blackburn and Annie Ierardi Blackburn, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Russell Fedell and Caroline Fedell, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jamesborough Place (formerly Hillsborough Place) of record in Book 5200, page 160, amended in Inst. No. 20150203-0010005, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Brent Daniel Blackburn and Annie Ierardi Blackburn, husband and wife, by Warrant Deed from Andrew J. Dodd and Laurie N. Dodd, as tenants in common, dated September 26, 2019 and recorded on September 27, 2019, of record in Inst. No. 20190927-0098716, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 160, amended in Inst. No. 20150203-0010005, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 5240, page 165, Book 5292, page 134, rerecorded in Book 5332, page 112, Inst. No. 20150203-0010005, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Hillsborough Place Cooperative Corporation of record in Book 5243, page 928, said Register's Office; Easement to Bell South Telecommunications, Inc., of record in Inst. No. 20161128-0124533, said Register's Office.

This is improved property, known as 4236 Jamesborough Place, Nashville, TN 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-P-22-4236

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 2022.

Brent Daniel Blackburn

Annie Ierardi Blackburn

State of Tennessee

County of Davidson

On this 25th day of April, 2022, before me the undersigned authority, personally appeared Brent Daniel Blackburn and Annie Ierardi Blackburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Sworn and subscribed before me this 25th day of April, 2022.

Notary

My Commission Expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023