WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00.

Affiant

Subscribed and sworn to me on 05/12/22.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Karen Johnson Davidson County
Batch# 860376 DEEDWARR
05/20/2022 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220520-0059187

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Blankevoort Family Trust Dated November 5, 2018 1819 Wedgewood Avenue Nashville, TN 37212	John & Ingrid Blankevoort P.O. Box 58643 Salt Lake City, UT 84158	104-08-0D-003.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sam C. Bills Jr. and Kelly C. Bills, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John E. Blankevoort and Ingrid B. Blankevoort, Trustees of the Blankevoort Family Trust dated November 5, 2018, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Le Ritz Condominiums of record in Book 6200, Page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Le Ritz Condominium Association, Inc., a horizontal property regime established by Master Deed of record in Book 6583, Pag 505, amended in Book 6676, Page 711, Instrument No. 20070214-0018708 and in Instrument No. 20131203-0122911, said Register's Office.
>
> Being the same property conveyed to SAM C. BILLS, JR. AND KELLY C. BILLS, by deed from THOMAS C. ALSUP AND WIFE, LINDA T. ALSUP, of record as Instrument No. 20130401-0031148, dated March 28, 2013, said Register's Office.

This is improved property known as 1819 Wedgewood Avenue, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal on 05/12/22

Sam C. Bills Jr.

Kelly C. Bills

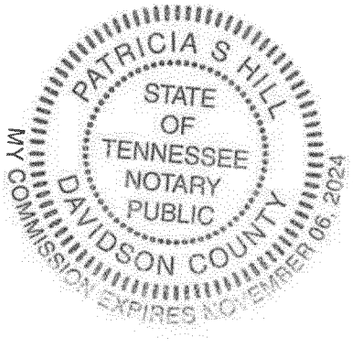
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/12/22, before me personally appeared Sam C. Bills Jr. and Kelly C. Bills, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/12/22

NOTARY PUBLIC

My Commission Expires: 11-6-24



Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on May 12, 2022.

Signature May 12, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on May 12, 2022.

Emily B Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY