Karen Johnson Davidson County
Batch# 862723 DEEDWARR
05/25/2022 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220525-0060858

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

MA Blaufuss

Mary Ann Blaufuss, as Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of May, 2022.

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
William Francis Blaufuss, Jr. and Mary Ann Blaufuss, Co-Trustees of the William and Mary Ann Blaufuss Revocable Trust 409 Sunnyside Drive Nashville, TN 37205	William Francis Blaufuss, Jr. and Mary Ann Blaufuss, Co-Trustees of the William and Mary Ann Blaufuss Revocable Trust 409 Sunnyside Drive Nashville, TN 37205	11611002700

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **WILLIAM FRANCIS BLAUFUSS, JR. and wife, MARY ANN BLAUFUSS** (collectively, the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **WILLIAM FRANCIS BLAUFUSS, JR. and MARY ANN BLAUFUSS, as Co-Trustees of the WILLIAM AND MARY ANN BLAUFUSS REVOCABLE TRUST under agreement dated May 12, 2022** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly 200 feet on Lot No. 15 of Block D on the Map of the subdivision of the Malone Property called Honeywood not of record, described according to a survey made by Barge, Waggoner, and Sumner, Inc., June 18, 1969, as follows:

Beginning at a point in the westerly margin of Sunnyside Drive at the corner of Lot Nos. 14 and 15, said point also being 800 feet south of the southwest corner of said Drive and Malone Avenue, south 64 deg. 00 min. west 200 feet to an iron pin; thence south 25 deg. 54 min east 200 feet to an iron pin; thence north 64 deg. 00 min. east 200 feet to an iron pin in the westerly margin of Sunnyside Drive; thence with said Drive, north 25 deg. 54 min. west 200 feet to the beginning.

Being the same property conveyed from Mary Ann Blaufuss to William Francis Blaufuss, Jr. and Mary Ann Blaufuss, as tenants by the entirety, by a Deed Creating Tenancy by the Entirety dated May 12, 2022 and recorded as Instrument Number 20220519-0058204, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 409 Sunnyside Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

SIGNED this the 12th day of May, 2022.

WFBlaufuss

WILLIAM FRANCIS BLAUFUSS, JR.

MABlaufuss

MARY ANN BLAUFUSS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM FRANCIS BLAUFUSS, JR. and MARY ANN BLAUFUSS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 12th day of May, 2022.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 May 12, 2022.

5/20/22
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of May, 2022.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

