Karen Johnson Davidson County
Batch# 866967 DEEDWARR
06/03/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20220603-0064174

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Daniel Whidby
Affiant

Subscribed and sworn to before me, this 27 day of May, 2022.

Notary Public
My commission expires: 5-7-24

QUANISHA WASHINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 7, 2024

QUANISHA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 7, 2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TN Real Estate Now, LLC	**New Owner**	**04309031200**
PO BOX 367	**PO BOX 367**	
Brentwood, TN 37024	**Brentwood, TN 37024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Daniel Cee Whidby, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TN Real Estate Now, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 and Lot No. 23, of Block M, on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mary Elizabeth Blaylock, a single person, and Barbara Ruth Blaylock Chalmers, a single person, as joint tenants with right of survivorship, by Quitclaim Deed from Mary Elizabeth Blaylock, a single person, dated May 6, 2011, of record in Instrument No. 20110510-0035736, in the Register's Office for Davidson County, Tennessee. Mary Elizabeth Blaylock died July 28, 2016, leaving Barbara Ruth Blaylock Chalmers as the sole surviving tenant. Barbara Ruth Blaylock Chalmers died intestate on December 12, 2016, leaving Daniel Cee Whidby as her sole heir at law. Reference made to Affidavit of Heirship of record in Instrument No. 20211124-0156631, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clayton L. Blaylock and wife, Mary Elizabeth Blaylock, by Warranty Deed from Union Trust Company, a Tennessee corporation, dated February 25, 1981, of record in Book 5718, Page 855, in the Register's Office for Davidson County, Tennessee. Clayton L. Blaylock died on December 14, 1988, leaving Mary Elizabeth Blaylock as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 307 Kate Street, Madison, TN 37115.

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 in 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. 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.

D C Whidby Date: 05/27/22
Daniel Cee Whidby

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Daniel Cee Whidby, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of May, 2022.

Quanisha Washington
NOTARY PUBLIC

My Commission Expires: 5-7-24

QUANISHA WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2024

Certificate of Authenticity

I, Jennifer Russell, 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 5/27/2022.
Date

Jennifer Russell
Affiant Signature

5/31/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 31st day of May, 2022.

D Paulsson
Notary's Signature
My Commission Expires: 10 21-2024

Notary's Seal (if on paper)

