NEW OWNER:
ROGER E. AND LINDA A. REDEL
1116 HAYSBORO AVENUE
NASHVILLE TN 37216

SEND TAX BILLS TO:

New Owner
1116 HAYSBORO AVENUE
NASHVILLE TN 37216

MAP & PARCEL
061-04-0-107.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-217

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 873931 DEEDWARR
06/17/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20220617-0070013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($539,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Roger E. Redel and Linda A. Redel as Trustees of the Redel Family Declaration of Trust dated November 16, 2003** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The following described tract or parcel of land situate and lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Map of Hayesboro Estates, not of record, described as follows:

Beginning on the Southerly margin of Hayesboro Road, at a point 410 feet east of the Northeast comer of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake, et al., of record in Book 1422, Page 187, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with said Road Eastwardly 65 feet to the comer of Lots Nos. 7 and 8; thence with the line between said two lots, Southwardly 202.2 feet; thence Westwardly 65 feet to the comer of Lots Nos. 6 and 7; thence with the line between said two lots, Northwardly 202.0 feet to the beginning.
Being the same property conveyed to John S. Blackwell by Warranty deed from Dorothy J. Nichols, an unmarried woman of record in Instrument No. 20211209-0163374 Register's Office for Davidson County, Tennessee, dated December 06, 2021 and recorded on December 09, 2021.

This is IMPROVED property known as 1116 Haysboro Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9th day of June, 2022.

John S. Blackwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John S. Blackwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2022.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

****

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ **539,900.00.**

AFFIANT

Sworn to and subscribed to before me this 09 day of June, 2022.

NOTARY PUBLIC

My commission expires: 01-06-2025

Please Return to:

Magnolia Title & Escro
1104 Fatherland Stree
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 June 9, 2022.

Date

Affiant Signature

6/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)