THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541181**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,775,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2022. Notary Public My Commission Expires: 1/11/26

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 879566 DEEDWARR
06/28/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $6,567.50
20220628-0074496

WARRANTY DEED

Address New Owner: Craig E. Blaha and Cynthia O. Blaha 4301 Wyoming Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-131.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank Thomasson and Kelsey Thomasson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Craig E. Blaha and Cynthia O. Blaha, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 , as shown on the map entitled Resubdivision of Lots 110 to 113 inclusive, in West End Annex including a strip South of 6th Ave. and North of said Lots, and a triangular Lot in Sylvan Park lying East of Lot No. 6, Block 1 in said plan, of record in Book 421, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FRANK THOMASSON AND KELSEY THOMASSON, HUSBAND AND WIFE, by deed from AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, of record as Instrument No. 20170823-0086352 , dated August 14, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 103-04-0-131.00.

Matters shown on the Plan of record in Book 421, page 79, said Register's Office.

This is improved property located at 4301 Wyoming Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2022.

Frank Thomasson

Kelsey Thomasson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank Thomasson and Kelsey Thomasson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2022.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Paul Sopar, 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 24, 2022 (date of document).

Affiant Signature

June 24, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.