WARRANTY DEED

Karen Johnson Davidson County
Batch# 893022 DEEDWARR
07/25/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $938.67
20220725-0084369

File #22-DM-4611-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,695.00.

x Kelsie L. Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelsie L. Craig	**Kelsie L. Craig**	
(NAME)	(NAME)	
4611 Woodview Circle	**4611 Woodview Circle**	**064 04 0 081.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELODY BLAYLOCK, F/K/A MELODY STETSON, AND JEFFREY BLAYLOCK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSIE L. CRAIG, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2B, Lake Country, Section One, Zone Lot Division of Lot 2, as shown on plat of record in Plat Book 5200, Page 493, and as Amended in Plat Book 5800, Page 299, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Layne, Unmarried, by Warranty Deed from Pauline J. Laycock, a widow, of record in Instrument No. 20100226-0014992, in the Register's Office of Davidson County, Tennessee, dated January 29, 2010 and recorded on February 26, 2010.

Being the same property conveyed to James A. Layne, Unmarried and Melody Stutson, Unmarried, as joint tenants with the right of survivorship, and not as tenants in common, by Quitclaim Deed from James A. Layne, Unmarried, of record in Instrument No. 20160202-0009873, in the Register's Office of Davidson County, Tennessee, dated January 21, 2016 and recorded on February 02, 2016; and Corrective Quitclaim Deed from James A. Layne aka James A. Layne, Sr, unmarried unto James A. Layne, unmarried and Melody Stetson, unmarried, of record in Instrument No. 20160307-0021406, in the Register's Office of Davidson County, Tennessee, dated February 22, 2016 and recorded on March 7, 2016.

The said James A. Layne now being deceased as of October 5, 2016, leaving Melody Stetson, now known as Melody Blaylock, as sole Tenant by the Entirety. The said Melody Blaylock having since re-married, and her husband Jeffrey Blaylock does hereby join in the execution of this deed to convey any and all marital interest he may have in said property.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lot 2 Lake Country, as recorded in Plat Book 5800, Page(s) 299.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Lake Country, as recorded in Plat Book 5200, Page(s) 493.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6095, Page 656 and Book 6198, Page 480.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4611 Woodview Circle, Nashville, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 22nd day of July, 2022.

Melody Blaylock

Melody Blaylock f/k/a Melody Stetson

Jeffrey Blaylock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2022, before me personally appeared Melody Blaylock and Jeffrey Blaylock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 22nd day of July, 2022.

Affiant Signature
Date 07/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

