WARRANTY DEED

Karen Johnson Davidson County
Batch# 897376 DEEDWARR
08/02/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220802-0087901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF July 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Purple Doors, LLC	Purple Doors, LLC	
(NAME) 1207 Ardee Ave.	(NAME) 1047 Deer Harbour Rd.	061 15 0 078.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Bristol, TN 37620	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **JANET F. BLACKMON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PURPLE DOORS, 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. 29, of Block "C" on the Map of the Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the Northerly margin of Ardee Avenue, and extends back 256.6 feet on the Westerly line, and 259.1 feet on the Easterly line, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Janet F. Blackmon, unmarried, by Warranty Deed from Joni Wilson, now being Joni Wilson Stewart, and husband, Mike Stewart, of record in Book 7215, Page 132, in the Register's Office of Davidson County, Tennessee, dated April 23, 1987 and recorded on April 27, 1987.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1207 Ardee Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 29th day of July, 2022

JANET F. BLACKMON

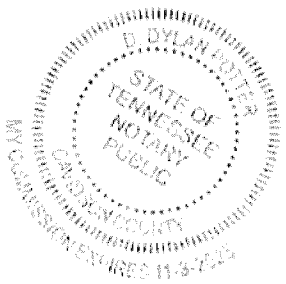
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet F. Blackmon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2022.

Commission expires:



Notary Public

CERTIFICATION

I, Teena M. Smith, do hereby make oath that I am a licensed attorney and/or 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 29 July 2022 (date of document).

Affiant Signature

2 August 2022
Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024

