WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18220-DS

Karen Johnson Davidson County
Batch# 897407 DEEDWARR
08/02/2022 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,021.20
20220802-0087953

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $276,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of July, 2022.

NOTARY PUBLIC

My commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Wahidi Construction L.L.C	New Owner	119-08-0-120.00
(NAME)	(NAME)	
713 Woodmere Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael Erik Blackwell and Christopher Scott Blackwell, Administrators of the Estate of Terry D. Blackwell and Michael Erik Blackwell and Christopher Scott Blackwell, individually,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Wahidi Construction L.L.C, a Tennessee Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled First Revision, Square One, of record in Book 5210, page 367, 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 TERRY D. BLACKWELL, A SINGLE MAN, by deed from MICHAEL J. SITZMAN AND WIFE, CONSTANCE G. SITZMAN, of record in Book 11438, page 111, dated April 16, 1999, said Register's Office.

TERRY D. BLACKWELL died intestate on or about October 20, 2021, leaving MICHAEL ERIK BLACKWELL AND CHRISTOPHER SCOTT BLACKWELL as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202208020087952, said Register's Office. See also Letters of Administration filed in the Circuit Court of Davidson County, Tennessee, (Probate Division), Docket No. 22P124, appointing Michael Erik Blackwell and Christopher Scott Blackwell as Administrators.

This property is __unimproved _X_improved property known as: 433 Southwood Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28 day of July, 2022.

Estate of Terry D. Blackwell

BY: Michael Erik Blackwell Co administrator
Michael Erik Blackwell, Administrator

Michael Erik Blackwell
Michael Erik Blackwell

STATE OF FL
COUNTY OF Hillsboro

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Erik Blackwell, the herein bargainor, 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 and official seal, this the 28 day of July, 2022.

Christy J McCluskey
Notary Public
My Commission Expires:

CHRISTY JEAN MCCLUSKEY
Notary Public - State of Florica
Commission = GG 350058
My Comm. Expires Jul 14, 2023
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Erik Blackwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Administrator of the Estate of Terry D. Blackwell, and in his capacity as such Administrator, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2022.

Christy J McCluskey
Notary Public
My Commission Expires:

CHRISTY JEAN MCCLUSKEY
Notary Public - State of Florida
Commission # GG 350058
My Comm. Expires Jul 14, 2023
Bonded through National Notary Assn.

Estate of Terry D. Blackwell

BY: _____ Admin. Estate

Christopher Scott Blackwell, Administrator

_____

Christopher Scott Blackwell

STATE OF MO
COUNTY OF Platte

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Scott Blackwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Administrator of the Estate of Terry D. Blackwell, and in his capacity as such Administrator, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2022.

_____

Notary Public
My Commission Expires: 02/02/2026

SIERRA NICOLE PETERS
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 22993897
My Commission Expires Feb 2, 2026

STATE OF ~~MO~~ MO
COUNTY OF Platte

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Scott Blackwelll, the herein bargainor, 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 and official seal, this the 28th day of July, 2022.

_____

Notary Public
My Commission Expires: 02/02/2026

SIERRA NICOLE PETERS
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 22993897
My Commission Expires Feb 2, 2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/29/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/29/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

