THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641669** Karen Johnson Davidson County Batch# 898073 **DEEDWARR** 08/03/2022 11:06:57 AM 2 pgs Fees: $13.00 Taxes: $2,245.90 20220803-0088451	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $607,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2022. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danny Blazier 112 Marshall Court Nashville TN 37212	New Owner	.Tax Parcel ID No. 105 01 0 583.00

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, **Dylan Riley, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danny Blazier, unmarried**, ("Grantees"), its 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. 5A on the Plan of Revised, Section Ninety-Eight, Edgehill Estates of record in Plat Book 4860, Page 54, as amended in Book 7907, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dylan Riley, A Married Man, by Warranty Deed from Karen N. Lago, A Married Woman and Ulea Grace Lago, An Unmarried Woman, of record in Instrument No. 20150918-0094804, in the Register's Office of Davidson County, Tennessee, dated September 04, 2015 and recorded on September 18, 2015.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised, Section Ninety-Eight, Edgehill Estates, as recorded in Plat Book 4860, Page(s) 54, as amended of recorded in Book 7907, Page 103.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 6236, Page 263.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8347, Page 32.

This is improved property located at 112 Marshall Court Nashville TN 37212

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 26th day of July, 2022.

Dylan Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dylan Riley, 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 26th day of July, 2022.

Notary Public
My Commission Expires: _____

