Karen Johnson Davidson County
Batch# 903187 DEEDWARR
08/15/2022 10:08:46 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20220815-0092264

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641660**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: James Michael Blankinship and Heather Blankinship 8214 Moores Lane Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 08 0 059.00

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, **Annis Morison Marney, as Executrix of the Estate of Samuel Rowe Marney Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Michael Blankinship and Heather Blankinship, husband and wife**, ("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 the Southerly one-half of Lot No. 18 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, Page 66, Register's Office for said County.

Said Part of Lot No. 18 fronts 100 feet on the Easterly side of Sneed Avenue and runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to Sam R. Marney, Jr., and wife Elizabeth Marney, by Warranty Deed from John R. Collins and wife, Linda Collins, of record in Book 4361, page 256, in the Register's Office of Davidson County, Tennessee, dated August 22, 1969 and recorded on August 29, 1969. The said Elizabeth Marney died on May 26, 2020, leaving Samuel R. Marney, Jr. the surviving tenant by the entirety. The said Samuel R. Marney, Jr. died January 7, 2021. Annis Morison Marney was named Executrix of the Estate of Samuel Rowe Marney, Jr. by Will filed in Probate case No. 21P517, Probate Court for Davidson County, Tennessee.

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 Bellemeade Annex Subdivision, as recorded in Plat Book 547, Page(s) 66.

This is improved property located at 4340 Sneed Road Nashville TN 37215

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 12th day of August, 2022.

Estate of Samuel Rowe Marney

By: Annis Morison Marney, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annis Morison Marney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executrix of the Estate of Samuel Rowe Marney, Jr., the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2022.

Notary Public
My Commission Expires: _____

