THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 906626 DEEDWARR
08/23/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220823-0095069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$355,000.00**

Subscribed and sworn to before me this 22 day of August, 2022.

Notary Public **Affiant**

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Eric & Emily Blend **1688 Campbell Road** **Goodlettsville, TN 37072**	**Same as New Owner.**	**024-00-0-090.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SHARI MAYNARD, F/K/A SHARI STOREHALDER, EXECUTRIX OF THE ESTATE OF ELLEN LOUISE MAYNARD**, has this day bargained and sold, and does hereby transfer and convey unto the said **ERIC BLEND AND EMILY BLEND, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Campbell Road, said point being southwesterly and with the margin of said Campbell Road 315 feet, more or less, from this southwest corner of W. H. Gibson property; thence with the said of said Campbell Road the following calls and distances: S 48° 45' W, 62 feet, more or less; S 57° 30' W, 100 feet; S 65° 30' W, 100 feet and S 72° W, 77 feet, more or less; thence N 23° W, 748 feet, more or less; thence S 52° 05' E, 815 feet, more or less, to the point of beginning, and containing 3 acres, more or less.

Being the same property conveyed to WILLIAM P. MAYNARD AND WIFE, ELLEN L. MAYNARD, by deed from JOEL F. THRONEBERRY, JR. AND WIFE, BETTY LOGAN THRONEBERRY, of record in Book 3947, page 766, dated October 14, 1965, said Register's Office. The said William P. Maynard having since died leaving Ellen L. Maynard the surviving tenant by the entirety. The said Ellen L. Maynard aka Ellen Louise Maynard having since died testate on or about July 24, 2019. Pursuant to the terms of her Last Will and Testament of record in Docket No. 20P-668 in Seventh Civil Probate Court for Davidson County, Tennessee, said property is to be administered as part of the probate

estate under the control of SHARI MAYNARD, F/K/A SHARI STOREHALDER, EXECUTRIX OF THE ESTATE OF ELLEN LOUISE MAYNARD.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd day of August, 2022.

Shari Maynard, Executrix of the Estate of Ellen Louise Maynard

SHARI MAYNARD, F/K/A SHARI STOREHALDER, EXECUTRIX OF THE ESTATE OF ELLEN LOUISE MAYNARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **SHARI MAYNARD, F/K/A SHARI STOREHALDER, EXECUTRIX OF THE ESTATE OF ELLEN LOUISE MAYNARD**, 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 and who further acknowledged that she is the Executrix of the Estate Of Ellen Louise Maynard, as appointed by court Order of record in Docket No. 20P-668 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Executor on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of August, 2022.

DPark

NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 8/22/22 [DATE].

AFFIANT SIGNATURE

8/22/2022
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 22 day of August, 2022.

Notary Signature
My Commission Expires: 7/22/2025
[SEAL]

