NEW OWNER:
JOHN ROTHERMEL
4521 WINFIELD DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER
4521 Winfield Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1425

Map & Parcel
172140B001.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 917111 DEEDWARR
09/15/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220915-0103105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Seventy-Five Thousand and 00/100 Dollars ($675,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARTHA BLACKFORD, TRUSTEE OF THE JAMES AND MARTHA BLACKFORD REVOCABLE TRUST ESTABLISHED SEPTEMBER 26, 2017** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN ROTHERMEL, unmarried and KENDALL MERRICK, unmarried, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1, on the Plan of Winfield Park, Phase 1, Section 2, Revision 1, a Planned Unit Development, a plat of which is of record in Instrument No. 20000225-0018478, Instrument No. 20000225-0018479, and Instrument No. 20000225-0018480, as amended in Revision 2 of record in Instrument No. 20010313-0024087, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES MICHAEL BLACKFORD and MARTHA BLACKFORD, CO-TRUSTEES OF THE JAMES and MARTHA BLACKFORD REVOCABLE TRUST ESTABLISHED SEPTEMBER 26, 2017, by Quitclaim Deed from James M. Blackford and wife, Martha F. Blackford, dated September 26, 2017, and of record in Instrument No. 20170926-0098349, in the Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed

to James M. Blackford and wife, Martha F. Blackford, by Warranty Deed from Franklin Heritage Homes, L.L.C., dated December 22, 2003, and of record in Instrument No. 20031229-0182942, in the Register's Office for Davidson County, Tennessee. James M. Blackford is now deceased, leaving Martha Blackford as Sole Trustee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4521 WINFIELD DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20000225-0018478, Instrument No. 20000225-0018479, and Instrument No. 20000225-0018480, as amended in Instrument No. 20010313-0024087, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 9th day of September, 2022.

JAMES AND MARTHA BLACKFORD REVOCABLE TRUST ESTABLISHED SEPTEMBER 26, 2017

Trustee

BY: MARTHA BLACKFORD, TRUSTEE

202209150103105

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARTHA BLACKFORD, TRUSTEE OF THE JAMES AND MARTHA BLACKFORD REVOCABLE TRUST ESTABLISHED SEPTEMBER 26, 2017**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2022.



NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$675,000.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of September, 2022.

NOTARY PUBLIC

My commission expires: 8/3/26



I, Andy Maloney, 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 9/9/2022 (date of document).

Affiant Signature

Date 9/9/2022

State of TN

County of Williamson

Sworn to and subscribed before me this 9 day of September 2022

Notary's Signature

MY COMMISSION EXPIRES: 8/26/24



202209150103105