Karen Johnson Davidson County
Batch# 919082 DEEDWARR
09/20/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220920-0104585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-04649

Address of New Owner:	Send Tax Bills to:	Tax Information:
John T. Harris 510 Knapp Farm Drive Hermitage, TN 37076	John T. Harris 510 Knapp Farm Drive Hermitage, TN 37076	064-12-0A-510.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Connie Sue Blevins and Roger Lynn Blevins, heirs at law of Kimberly Ann Blevins, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John T. Harris, Unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Certain Parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 510 on the Plan of Fox Run, Second Revision, Part of Section 2 and First Revision, Part of Section 1 as of record in Plat Book 6250, page 118, Register's Office for said County, and further established by the Master Deed of record in Book 5535, page 713, as corrected in Book 5895, page 516 and amended in Book 5936, page 301, Book 6370, page 817 and Book 8510, page 95, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kimberly Blevins, an unmarried woman by Warranty deed from Carolyn E. Cantrell and Glenda M. Wilson of record in Instrument No. 20171106-0113373 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 06, 2017.

Said Kimberly Blevins became deceased on March 15, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 510 Knapp Farm Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Connie Sue Blevins in her capacity as Administratrix of the Estate of Kimberly Ann Blevins, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 19th day of September, 2022

Connie S Blevins

Connie Sue Blevins, both individually and as Administratrix of the Estate of Kimberly Ann Blevins, deceased

Roger L Blevins

Roger Lynn Blevins, heir at law of Kimberly Ann Blevins, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Connie Sue Blevins, both individually and as Administratrix of the Estate of Kimberly Ann Blevins, deceased, and Roger Lynn Blevins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Davidson, Tennessee, this 14th day of September, 2022.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 14, September, 2022.

Custodian's Signature — 09/14/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 14 day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023