Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.349-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2022

Notary Public
My Commission Expires: 1/25/26

Karen Johnson Davidson County
Batch# 927265 DEEDWARR
10/10/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20221010-0111078

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Address of New Owner	Send Tax Bills To:	
Tate Blunt 6405 Futura Drive Nashville, TN 37209	First National Bank of Middle Tennessee 200 E. Main Street McMinnville, TN 37110-2562	Map/parcel: 090-12-0-302.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Jackie Jackson, a single woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tate Blunt and Mary Blunt, husband and wife and Meredith Albright and Daniel Albright, wife and husband, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being all of Lot No. 3, Section One, FOUNDRY HEIGHTS, as appearing of record in Plat Book 3600, Page 16, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jackie Jackson by Warranty Deed from Kenneth L. Keeton dated 1/18/2002 and filed for record in Instrument No. 20020122-0008512, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3578, Page 493, and all existing easements and all other matters shown on plat of record in Book 3600, Page 16, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 6405 Futura Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized 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; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2022

Jackie Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Jackie Jackson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2022

Notary Public

My Commission Expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Certificate of Authenticity

1, KIMBERLY MINTER, 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 July 1, 2021. Document Dated OCTOBER 7, 2022.

Affiant Signature

Dated 10/7/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 7TH day of OCTOBER 2022

Notary Signature

My Commission Expires: 4-17-23

Notary's Seal (if on paper)

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY