Box 14
36319-4

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 936657 **DEEDWARR** 11/01/2022 02:51:51 PM 2 pgs Fees: $13.00 Taxes: $6,105.00 20221101-0117973	The actual consideration or value, whichever is greater, for this transfer is **$1,650,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of October, 2022. Notary Public My commission expires: 12/14/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tonya Gayle Blades and Rhonda Renae Blades Brown, Trustees	**"NEW OWNER"**	**145-09-0-054.00**
5855 E Ashland Drive		
Nashville, TN 37215		

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

Gail P. Pigg, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tonya Gayle Blades and Rhonda Renae Blades Brown, Trustees of the Tony and Gail Blades MAP Trust U/A/D January 15, 2020

HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 95 and part of Lot No. 94 on the Plan of Tyne Valley Estates, Section 5 of record in Plat Book 3600, Page 54, and as amended by Amendment to Recorded Plan of record in Book 3816, Page 87, Register's Office for said County, described as follows:

Beginning on the northerly margin of East Ashland Drive at the corner of Lots Nos. 95 and 96; thence with the line between said two lots, North 5° 08' East 301.3 feet; thence North 84° 47' West 185.48 feet to the northeast corner of the Nashville Electric Service sub-station; thence with the same, South 5° 08' West 60 feet to said sub-station's southeast corner; thence with the same, westerly 30 feet; thence south1° 16' East 269 feet to the northerly margin of East Ashland Drive; thence with the same, easterly 188 feet to the beginning.

Being the same property conveyed to Charles Boone Pigg and wife Gail P. Pigg by Warranty Deed dated June 29, 1970, from John P. Fields and wife, Polly S. Fields of record in Book 4435, Page 264, said Register's Office for Davidson County, Tennessee. Charles Boone Pigg having since died on February 19, 2002, and said property vested in Gail P. Pigg, as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3600, Page 54, and as amended in Book 3816, Page 87, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 3766, Page 609, Book 3788, Page 404, and in Book 3813, Page 383, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired by time.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 5855 E Ashland Drive, Nashville, TN 37215.

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 that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this 31st day of October, 2022.

Gail P Pigg

Gail P. Pigg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gail P. Pigg,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2022.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY