Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 943225 DEEDWARR
11/21/2022 10:22:34 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20221121-0123070

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicolette Ann Hernandez	New Owner	Parcel ID: 109 01 0 014.00
(NAME)	(NAME)	
300 Conifer Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37124		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ian Ratliff, an unmarried man John Blackwell, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicolette Ann Hernandez, unmarried,** 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. 97, Resubdivision of Lots 70 through 90, Lots 92 through 97, Lots 138 through 145, Lots 179 through 181, Lot 192 and Lots 194 through 197, Lots 203 through 206 and Lots 238 through 240, Section Two, Larchwood, of record in Plat Book 5200, Page (s) 207 and 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer DiDominzio, an unmarried woman from Estate of Charles Bainbridge Westover, Jr. by Warranty Deed dated December 14, 2017 and recorded on December 20, 2017 in Instrument No. 20171220-0129608, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ian Ratliff, an unmarried man, and John Blackwell, a married man from Jennifer DiDominzio, a single woman by Warranty Deed dated August 10, 2022 and recorded on August 11, 2022 in Instrument No. 20220811-0091287, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital intereset as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 300 Conifer Place, Nashville, TN 37124

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 and assigns forever; and we do covenant with 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 our hands this 17TH day of November, 2022

Ian Ratliff

John Blackwell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ian Ratliff, an unmarried man John Blackwell, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY