Karen Johnson Davidson County
Batch# 947202 DEEDWARR
12/05/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20221205-0126497

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (325,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Mark E. Fletcher (NAME)	~~NEW OWNER~~ SWBC (NAME)	**026 06 0A 002.00**
204 Wyndom Court Goodlettsville, Tennessee 37072 (ADDRESS)	9311 San Pedro #100 San Antonio, TX 78216 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of November, 2022, the undersigned, **DONALD L. BLOOMQUIST, JR. AND JENNIFER J. BLOOMQUIST, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARK E. FLETCHER, AN UNMARRIED MAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **204 WYNDOM COURT, GOODLETTSVILLE, TENNESSEE 37072** and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 2 on The Townhomes at Windsor Green, Phase 1, of record in Book 8250, Page 995, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald L. Bloomquist, Jr. and wife, Jennifer J. Bloomquist, by Warranty Deed from Rick Emerson, unmarried, of record in Instrument No. 20080627-0066750, in the Register's Office of Davidson County, Tennessee, dated June 16, 2008 and recorded on June 27, 2008.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of November, 2022.

GRANTOR: Donald L. Bloomquist Jr.
SIGNER: Seth N. Cline
TITLE: Power of Attorney for Grantor

GRANTOR: Jennifer J. Bloomquist
SIGNER: Seth N. Cline
TITLE: Power of Attorney for Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SETH N. CLINE** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **DONALD L. BLOOMQUIST JR.**, of record in the Davidson County Register of Deeds as Instrument Number 202212050126495, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Donald L. Bloomquist Jr. the within named Grantor, an Individual residing in the state of Tennessee, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 30th day of November, 2022.

Notary Public — My Commission Expires 3/3/2026

TIMOTHY LEMERE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2026 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SETH N. CLINE** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **JENNIFER J. BLOOMQUIST**, of record in the Davidson County Register of Deeds as Instrument Number 202212050126496, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Donald L. Bloomquist Jr. the within named Grantor, an Individual residing in the state of Tennessee, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 30th day of November, 2022.

Notary Public — My Commission Expires 3/3/2026

TIMOTHY LEMERE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2026 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/30/22 (date of document)

Affiant Signature

12/2/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

