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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243130

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2023.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 958531 DEEDWARR
01/06/2023 10:02:02 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20230106-0001234

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Van Dusen Blessing and Anne McCullough-Ingles Blessing 1607 Lethia Drive Nashville TN 37206	New Owner NEW OWNER	Tax Parcel ID No. 073-13-0-197.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis Lee Anderson and Anne Marie Anderson, as the only heirs at law of Christopher Keith Anderson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Van Dusen Blessing and Anne McCullough-Inglis Blessing, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Mailan Heights, of record in Plat Book 1835, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER KEITH ANDERSON, by deed from LYNDSEY GODWIN AND KHETTE COX, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20150710-0067106 , dated July 8, 2015 , said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20170804-0079851, said Register's Office.

CHRISTOPHER KEITH ANDERSON died intestate on or about August 4, 2022. Upon his death, the subject property passed to his only heirs at law, CURTIS LEE ANDERSON and ANNE MARIE ANDERSON, as evidenced by Affidavit of Heirship of record in Instrument No. 20230106-0001233, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 073-13-0-197.00.

Matters shown on the Plan of record in Plat Book 1835, page 90, said Register's Office.

This is improved property located at 1607 Lethia Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2023.

Curtis Lee Anderson

Anne Marie Anderson

STATE OF Tennessee

COUNTY OF Loudon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Curtis Lee Anderson and Anne Marie Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2023.

Notary Public Shana Beth Edington

My Commission Expires: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY