WARRANTY DEED

Karen Johnson Davidson County
Batch# 959616 DEEDWARR
01/10/2023 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $3,931.25
20230110-0002124

File No.: RES-22-1503KB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,062,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Amanda Blandford and Matthew Alan Blandford	New Owner	117 04 0 188.00
(NAME)	(NAME)	
218 Fairlawn Road Louisville, KY 40207	same	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SUAREZ FAMILY HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KATHRYN AMANDA BLANDFORD AND MATTHEW ALAN BLANDFORD, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 on the Map of Victoria Place, of record in Plat Book 332, Page 10, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Harmon Smallman, married, by Warranty Deed from Suzanne E. Browning and husband, Robert K. Browning, dated June 16, 2017, recorded June 19, 2017, in Instrument No. 20170619-0060942, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed pursuant to Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D-1109, to Ashleigh Marie Suarez by Quitclaim Deed from William H. Smallman, dated May 21, 2019, recorded May 24, 2019, in Instrument No. 20190524-0049464, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Suarez Family Holding, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ashleigh Marie Suarez, dated April 28, 2020, recorded May 4, 2020, in Instrument No. 20200504-0046212, corrected by Scrivener's Affidavit recorded in Instrument No. 20210517-0066203, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1503 Dallas Avenue, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 9th day of January, 2023

Suarez Family Holding, LLC, a Tennessee Limited Liability Company

By: _____
Ashleigh Marie Suarez, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam G LaFever of the state and county mentioned, personally appeared Ashleigh Marie Suarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Suarez Family Holding, LLC, the within named bargainor, a Limited Liability Company, and that such Ashleigh Marie Suarez as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Nashville TN, this 9th day of January, 2023.

_____
Notary Signature

Printed Name: Adam LaFever

My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kristen Cadiens, 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 January 10, 2023.

Affiant Signature

1/10/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

File No. RES-22-1503KB