Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 960766 DEEDWARR
01/12/2023 01:47:54 PM 2 pgs
Fees: $13.00 Taxes: $1,568.80
20230112-0002809

ADDRESS NEW OWNERS and
SEND TAX BILLS:
ZACHARY THOMAS WALTON

5239 Trousdale DR
Nashville, TN 37220

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
146 07 0 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RONALD EDWARD BLOODWORTH, unmarried, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to ZACHARY THOMAS WALTON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 402 on the Map of an Addition to Section One Revised, Crieve Hall Estates, as of record in Plat Book 2083, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
Being the same property conveyed to Donald Lee Bloodworth, Ronald Edward Bloodworth, Karen Leanne Bloodworth and Charles Douglas Bloodworth from the Estate of Willie Mai Bloodworth, dated May 6, 2004 Probate Case 04P812, Davidson County, Tennessee.
Being the same property conveyed to Ronald Edward Bloodworth by Quitclaim Deed from Karen Leanne Bloodworth Low Devisee under the Last Will and Testament for Willie Mai D. Bloodworth also known as Willie Mai Bloodworth, dated July 1, 2004 and recorded July 28, 2004 in Instrument No. 20040726-0089245, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Ronald Edward Bloodworth by Quitclaim Deed from Donald Lee Bloodworth, Devisee under the Last Will and Testament of Willie Mai D. Bloodworth, also known as Willie Mai Bloodworth, dated July 6, 2004 and recorded July 26, 2004 in Instrument No. 20040726-0089244, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Ronald Edward Bloodworth by Quitclaim Deed from Charles Douglas Bloodworth Devisee under the Last Will and Testament of Willie Mai D. Bloodworth, also known as Willie Mai Bloodworth. dated July 12, 2004 and recorded July 28, 2004 in Instrument No. 20040726-0089246, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4904 Atwood Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances,

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR furthers covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 12 day of January, 2023.

RONALD EDWARD BLOODWORTH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RONALD EDWARD BLOODWORTH , the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12 day of January, 2023.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC J. MIRANDA BELOTE SUMNER COUNTY

My Commission Expires: 3/25/25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $424,000.00.

AFFIANT

Subscribed to and sworn before me, this the 12th day of January, 2023.

NOTARY PUBLIC

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

My Commission Expires:

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