Karen Johnson Davidson County
Batch# 967838 DEEDWARR
02/06/2023 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20230206-0008450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Clarizza Handra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-26-25

(AFFIX SEAL)

HUNTER BAKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clarizza Handra	NEW OWNER	081 10 0 053.00
(NAME) 2637 Delk Ave	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rosie Blakemore, a Life Estate as to 1/2 undivided interest and Kamela Hardy, as to 1/2 undivided interest, in the remainder** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Clarizza Handra, a married woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Section Two, Normal Heights of record in Plat Book 2330, Page(s) 53 and 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 50 feet on the Southwesterly side of Delk Avenue and runs back between parallel lines 150.3 feet to the right-of-way of the Tennessee Central Railroad.

Being the same property conveyed to Rosie Blakemore, a Life Estate, with a right of survivorship to Kamela Hardy so that they hold the property in a joint tenancy, by Quit Claim Deed from Rosie Blakemore and Kamela Hardy, of record in Instrument No. 20211229-0171306, in the Register's Office of Davidson County, Tennessee, dated December 21, 2021 and recorded on December 29, 2021.

Being the same property conveyed to Rosie Blakemore, a single woman, and Kamela Hardy, unmarried, tenants in common, by Quitclaim Deed from Rosie Blakemore, a single woman, of

record in Instrument No. 20191029-0110912, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019 and recorded on October 29, 2019.

Being the same property conveyed to Rosie Blakemore, a single woman, by Warranty Deed from Ernest Alexander Valentine, unmarried, of record in Instrument No. 20051230-0156957, in the Register's Office of Davidson County, Tennessee, dated December 29, 2005 and recorded on December 30, 2005.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, , and 6) all other matters of public record.

This is improved property located at 2637 Delk Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 1st day of February, 2023.

GRANTOR:

Rosie King Blakemore

Rosie King Blakemore

Kamela Patrice Hardy

Kamela Patrice Hardy

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Rosie King Blakemore and Kamela Patrice Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1 day of February, 2023.



Notary Public

My Commission Expires: 10-26-25

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 February 1, 2023.

Signature
Date: February 1, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of February, 2023 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025