Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: BS-TR-23-1915B

Karen Johnson Davidson County
Batch# 972433 DEEDWARR
02/21/2023 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $2,299.55
20230221-0012089

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $621,500.00.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

Affiant

Subscribed and sworn to before me this 6th day of February, 2023.

Notary Public
My Commission Expires: 07/09/24

2023-15

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tasha Rose DeRegis and Lauren Marie McLaughlin	Same as new owners	
1915B Delta Avenue		081 08 1B 002.00
Nashville, TN, 37208		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Erika M. Butler-Bloomer f/k/a Erica M. Butler,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tasha Rose DeRegis and Lauren Marie McLaughlin,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B of The Plan of 1915 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for 1915 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160115-0004396, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erika M. Butler, a single woman by Warranty Deed from Justin N. Cutler, unmarried of record in Instrument No. 20170317-0026091, Register's Office for Davidson, Tennessee, dated March 14, 2017 and recorded on March 17, 2017.

Jeffery Alan Bloomer, Jr.. spouse of Erika M. Butler-Bloomer joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

Erika M. Butler-Bloomer and Erika M. Butler being one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1915B Delta Avenue, Nashville, TN 37208.**

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 GRANTEES 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 GRANTEES, 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 our hands this 6th day of February, 2023.

Erika M. Butler-Bloomer

Jeffery Alan Bloomer, Jr.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erika M. Butler-Bloomer and Jeffery Alan Bloomer, Jr., 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 and official seal at ~~Nashville, Tennessee,~~ Dadecity, FL this 6th day of February, 2023.

Notary Public – ~~D. Shayne Adair~~ Jodi Sieradzan
My Commission Expires: ~~06/14/2026~~ 6/1/24

JODI SIERADZAN
Notary Public - State of Florida
Commission # HH 005671
My Comm. Expires Jun 1, 2024
Bonded through National Notary Assn.