WARRANTY DEED

Karen Johnson Davidson County
Batch# 977170 DEEDWARR
03/06/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20230306-0015787

JM-VRE-23-6397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MICHELLE LEE PAPPAS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cassandra J. Hume Orleans and Sam Walker Orleans	**NEW OWNER**	
(NAME)	(NAME)	**090-16-0B-002.00-CO**
6397 Alamo Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **IAN BLUE AND PAIGE BLUE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASSANDRA J. HUME ORLEANS AND SAM WALKER ORLEANS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit 6397, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 554 Westboro Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160113-0003388 and amended in Instrument No. 20160712-0071151 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ian Blue and Paige Blue, husband and wife by Warranty deed from Lovell Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160919-0098092 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 19, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 1424, Page 60, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160113-0003388 and Instrument No. 20160712-0071151, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160120-0005976, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6397 Alamo Place, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 1st DAY OF MARCH, 2023.

Ian Blue
by Paul Hinman as Attorney-in-fact

Paige Blue
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of IAN BLUE AND PAIGE BLUE, and who acknowledged he/she/they executed the same as the free act and deed of the said IAN BLUE AND PAIGE BLUE.

Witness my hand and official seal, this the 1st of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 1st day of March, 2023

K. Thomas Sidwell
Date: 3/1/23

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of March, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

