Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 983369 DEEDWARR
03/22/2023 11:10:52 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20230322-0020747

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-356

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2023

Notary Public

Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Victoria L. Nasci 831 Idlewild Drive Madison, TN 37115	_____ NEW OWNER	052-05-0-185.00

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, I/WE,

Clifton Blake, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria L. Nasci, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Part of Lot No. 9 on the Map of the Subdivision of a Part of the H.B. Chadwell Tract on the South Side Neely's Bend Road, (previously described erroneously as the Subdivision of H. B. Chadwell Tract), of record in Book 547, page 60, Register's Office for Davidson County, Tennessee, and more accurately described according to a survey by A & A Engineers, Inc., dated July 23, 1979, as follows:

Beginning at a point in the East margin of Idlewild Drive at the Southwest corner of the lot conveyed to Robert Dunman and wife, by deed of record in Book 1264, page 154, said Register's Office, said point being 153 feet Southerly from the South line of the Madison Park Subdivision; thence North 67 degrees 14 minutes 29 seconds East 221 feet to a corner post; thence South 26 degrees 30 minutes 39 seconds East 62.0 feet to an iron pin; thence South 67 degrees 14 minutes 29 seconds West 221.0 feet to the Easterly margin of Idlewild Drive; thence with said margin of Idlewild Drive North 26 degrees 30 minutes 39 seconds West 62.00 feet to the point of beginning.

Being the same property conveyed to Clifton Blake, an unmarried man by Warranty deed from Kevin Alfred Smith, a single man of record in Instrument No. 20180430-0040354, Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 831 Idlewild Drive, Madison, TN 37115

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 so 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.

Dated this the 20th day of March, 2023.

Clifton Blake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2023, before me personally appeared Clifton Blake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of March, 2023.

Notary Signature
My commission expires:

