This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20614-MC

Karen Johnson Davidson County
Batch# 986550 DEEDWARR
03/30/2023 09 34 13 AM 2 pgs
Fees $13 00 Taxes $3,089 50

20230330-0023060

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-23-1022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $835,000.00.

Affiant

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of March, 2023.

Notary Public
My Commission Expires: 10/2/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan D Hearn and Kelsey R Hendricks 1022 Petway Avenue Nashville, TN 37206	Same as new owners	083 01 0 265 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brianna Block, f/k/a Brianna Roy, a married woman** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bryan D. Hearn and Kelsey R. Hendricks, husband and wife**, hereinafter called the Grantee(s), his/her/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, described as follows, to wit:

Beginning on the Southerly margin of Petway Avenue, at the Northeast corner of the property conveyed to Barney Spurgeon Robertson and wife, by deed from Clifford W. Russell and wife, as of record in Book 725, Page 212, said Register's Office, thence with the Easterly margin of the said Robertson property, Southwardly 160 feet, more or less, to the Northerly margin of an alley, thence with said alley, Easterly 100 feet; thence Northwardly and parallel with said Robertson's Easterly line, 160 feet, more or less, to the Southerly margin of Petway Avenue; thence with said avenue Westwardly 100 feet to the point of beginning.

Being the same property conveyed to Brianna Roy, unmarried, by Warranty Deed from Daniel M. Cortez, married, of record in Instrument No. 20141217-0115556, in the Register's Office of Davidson County,Tennessee, dated December 15, 2014 and recorded on December 17, 2014.

Eric Block joins in the execution of this instrument to convey any and all marital rights he may have in said property.

Brianna Block and Brianna Roy is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **1022 Petway Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions, and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2023.

GRANTOR:

Brianna Block

Brianna Block f/k/a Brianna Roy

Eric Block

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brianna Block and Eric Block**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of March, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024