Karen Johnson Davidson County
Batch# 996325 DEEDWARR
04/26/2023 10 36 12 AM 2 pgs
Fees $13 00 Taxes $1,110 00
20230426-0030583

This instrument was prepared by:
Foreman Watson Land Title
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0060

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $300,000 00

Sworn to and subscribed before me this 24th day of April, 2023

Affiant

Katie Lee Rice

Notary Public
My Commission Expires. 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

Address of New Owner:	Send Tax Bills to	Map-Parcel Numbers
Jerry W Blackwell, et ux 701 Kent Rd. Nashville TN 37214	New Owner	096090A70100CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jane Ann Durkin, a married woman, and Julie Ann McCord, a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry W. Blackwell, a married man,** hereinafter called the Grantees, her heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit A-701 on the Plan of Emery Place Condominiums of record in Plat Book 6250, Page 719, 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 Joseph J. Durkin and wife, Jane M. Durkin by Warranty deed from Paul Solleveld and wife, Leticia Solleveld of record in Instrument No. 20120530-0046702 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on May 30, 2012.

Joseph James Durkin died December 18, 2021, leaving Jane M. Durkin as the surviving tenant by the entirety Jane Marie Durkin died intestate November 3, 2022. Affidavit of Heirship states that she was survived by her daughters, Julie Ann McCord and Jane Ann Durkin, being recorded March 6, 2023, in Instrument No. 20230306-0015888, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **701 Kent Rd., Nashville, TN 37214.**

This conveyance is made subject to:

Zoning, setback requirements; general utility, sewer and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24 day of April, 2023.

Jane Ann Durkin

Julie Ann McCord

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jane Ann Durkin, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2023.

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie Ann McCord, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of April, 2023.

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025