Karen Johnson Davidson County
Batch# 1005058 **DEEDWARR**
05/18/2023 11:47:15 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20230518-0037353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$275,000.00** (Two Hundred Seventy Five Thousand).

AFFIANT

Subscribed to and sworn before me this 17th day of May, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7.9.24

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Maureen Britt 137 Cumberland Trace Nashville, TN 37214	**SAME AS NEW OWNER**	073160A13700CO

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, **JENNIE BLACKWELL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MAUREEN BRITT, A SINGLE PERSON,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit No. 137 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528 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 Diana Robinson, a single woman, by deed from Freda M. Fowlkes, unmarried, of record in Instrument No. 20200324-0031986, dated March 23, 2020 and recorded March 24, 2020, Register's Office for Davidson County, Tennessee. Diana Robinson a/k/a Diana Lynn Blackwell Robinson having since died testate December 28, 2022 and pursuant to her Last Will and Testament filed January 31, 2023 as Docket No. 23P212 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Lisa Carol Blackwell Miller was appointed as Executrix; and the heirs-at-law are Jennie Blackwell, Joseph Steven Blackwell, Thomas Mitchell Blackwell, John Sanders Blackwell and Lisa Carol Blackwell Miller. Under the Third Item Subparagraph "B" of the Last Will and Testament of Diana Lynn Blackwell Robinson, property was vested in Jennie Blackwell, Mother, as heir-at-law under Tennessee intestate succession, TCA 31-2-104, as established under the language of the Last Will and Testament of Diana Lynn Blackwell Robinson, deceased.

Being the same property conveyed to Jennie Blackwell, an unmarried woman, by Executrix Deed from Lisa Carol Blackwell Miller, Executrix of the Estate of Diana Lynn Blackwell Robinson of record in Instrument No. 20230518-0037352, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **137 CUMBERLAND TRACE** **NASHVILLE, TN 37214**

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. 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.

WITNESS, this 17th day of May, 2023

Jennie Blackwell

Jennie Blackwell

Joseph Steven Blackwell as her Attorney-in-Fact

By: Joseph Steven Blackwell, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of May, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph Steven Blackwell**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Jennie Blackwell**, and acknowledged that he executed that same as the free act and deed of the said **Jennie Blackwell.**

WITNESS my hand and official seal this the 17th day of May, 2023.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____