Karen Johnson Davidson County
Batch# 1011720 DEEDWARR
06/06/2023 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,648.35
20230606-0042827

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $445,500.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 1st day of June, 2023.

Notary Public
My Commission Expires: 10/2/2023

2023-178

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew Blomquist and Mary Blomquist	Guaranteed Rate, Inc.	
309 Parmley Lane	3940 N. Ravenswood	049-10-0A-002.00
Nashville, TN, 37207	Chicago, IL 60613	

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, we

Eugene J. Vercek, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrew Blomquist and Mary Blomquist, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Parmley Cove, Phase One, as shown by plat of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eugene J. Vercek, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140922-0086786, Register's Office for Davidson, Tennessee, dated September 19, 2014 and recorded on September 22, 2014.

Lisa Vercek, spouse of Eugene J. Vercek, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **309 Parmley Lane, Nashville, TN 37207.**

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. 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 our hands this 31st day of May, 2023.

Eugene J. Vercek

Lisa Vercek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene J. Vercek and Lisa Vercek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the 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 5/31/2023.

D. Shayne Adair

6/2/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2 **day of** June, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026