STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2023.

Notary Public
MY COMMISSION EXPIRES: 4/23/2025
File No. G23-19125

Crystal Johnson Notary Public State of Tennessee Sumner County

Karen Johnson Davidson County
Batch# 1035628 DEEDWARR
08/07/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230807-0061179

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacob Thomas Blaznek and Madison Claire Hayes (NAME)	United Wholesale Mortgage (NAME)	119-07-0-068
2911 Mashburn Rd. (STREET ADDRESS)	585 South Boulevard E (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Micah McQuein Maze, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Thomas Blaznek, an unmarried man, and Madison Claire Hayes, an unmarried woman, as joint tenants with right of survivorship,** 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 Lot No. 84 on the Plan of Section Two, Laurel Acres of record in Plat Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a Point in the Northerly Margin of Mashburn Road, the common front corner of Lots Nos. 84 and 85 on said plan; thence in a Northerly direction with the Line between said Lots 198.5 feet to a Point, The Common rear corner of said Two Lots; thence in a Northeasterly Direction 195.7 Feet to a Point in the Easterly Margin of Glenrose Avenue; thence with the margin of said Avenue, Southwesterly 144 feet to a point which is the beginning of a curve with a radius of 20 feet; thence around said curve 31.07 feet to a point in notherly margin of Mashbvurn Road; thence continuing with the margin of said Mashburn Road in a westerly direction 326.45 fee to the point of beginning.

Being the same property conveyed to Micah McQuein Maze, an unmarried man by Deed dated June 16, 2020, recorded June 19, 2020, Page 20200619-0065567, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2511 Mashburn Road, Nashville, TN 37210.

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.

Witness my/our hand(s) this 7th day of August, 2023.

Micah McQuein Maze

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2023, before me personally appeared Micah McQuein Maze, 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 7th day of August, 2023.

Notary Signature
My commission expires:

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/7/2023 (date of document).

Affiant Signature

8/7/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7 day of Aug., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

