THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845592

Karen Johnson Davidson County
Batch# 1046588 **DEEDWARR**
09/06/2023 10 57 35 AM 2 pgs
Fees $13 00 Taxes $1,350 50

20230906-0069828

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $365,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2023

Notary Public
My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Duane Blevins	New Owner	Tax Parcel ID No
244 Tanksley Avenue		119 14 0 054 00
Nashville TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Kreal, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Duane Blevins, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot No 17 of Block "D" on the unrecorded plat of Part One of Woodbine Courts, Section 2, described according to a survey made by Blanchard and Parrish, Engineers, as follows: Beginning on the Southerly margin of Tanksley Avenue at the Northwest corner of Lot No. 16 of Block "D" on the Plan of Part One of Woodbine Courts, as of record in Book 1130, Page 39, Register's Office for said County; thence with the Westerly line of Lot Nos. 16 and 15, Southwardly 156.5 feet to the Northeast corner of Lot No 13 of Block "D" on said recorded plan; thence with the Northerly line of Lot No 13, Westwardly 75 feet to the common corner of Lot Nos 12, 17, 18 and said Lot No 13, thence with the line between Lot Nos 17 and 18, Northwardly 156.5 feet to the Southerly margin of Tanksley Avenue, thence with said Avenue, Eastwardly 75 feet to the beginning.

Being the same property conveyed to David J Kreal, unmarried, by Warranty Deed from Wendell Byrd, Executor of the Estate of Ruby E Young, Deceased, with Full Power of Sale Without Joinder of Any Beneficiary, of record in Instrument No 20180510-0044716, in the Register's Office of Davidson County, Tennessee, dated May 07, 2018 and recorded on May 10, 2018

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part One of Woodbine Courts, as recorded in Plat Book 1130, Page(s) 39.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 239 Tanksley Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of September, 2023.

David J. Kreal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of September, 2023.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026