WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047609 DEEDWARR
09/08/2023 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20230908-0070527

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF SEPTEMBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-1-26

STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2951LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Martinzie Collins		
1165 Hunters Lane		041 04 0 050.00
Nashville, TN 37207		

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,

THOMAS A. BLANKENSHIP, JR., TRUSTEE UNDER THE FLORENCE EDNA BLANKENSHIP IRREVOCABLE TRUST DATED JUNE 16, 2019

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARTINZIE COLLINS, A SINGLE MAN

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. 55 on the Plan of Dalemere Subdivision, Section-4, as of record in Book 3300, Page 45, Register's Office for said County, described as follows:

Beginning on the Southwesterly margin of Hunter's Lane, at the corner of Lots Nos. 55 and 56; thence with the line between said two lots, South 62 deg. 27' 30" West 212.94 feet, thence South 50 deg. 06' 30" East 261.79 feet; thence North 53 deg. 40' 20" East 205.8 feet to the Southwesterly margin of Hunter's Lane; thence with the same, Northwesterly 235.4 feet to the beginning.

Being the same property conveyed to Thomas A. Blankenship, Jr., Trustee under the Florence Edna Blankenship Irrevocable Trust dated June 16, 2019, by Quit Claim Deed from Thomas A. Blankenship, Jr., Co-Trustee under the Florence Edna Blankenship Revocable Trust dated September 9, 2016, of record in Instrument No. 20190715-0068699, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019, and recorded on July 15, 2019.

Being the same property conveyed to Florence Edna Blankenship and Thomas A. Blankenship, Jr., Co- Trustees under the Florence Edna Blankenship Revocable Trust dated September 9, 2016, by Quit Claim Deed from Florence R. Blankenship, an individual, of record in Instrument No. 20160914-0096442, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016, and recorded on September 14, 2016.

Being the same property conveyed to Major Thomas A. Blankenship and wife, Florence R. Blankenship, by Warranty Deed from Frederick A. Fluegge and wife, Evelyn G. Fluegge, of record in Book 4629, Page 241, in the Register's Office of Davidson County, Tennessee, dated August 08, 1972, and recorded on August 17, 1972. The said Major Thomas A. Blankenship died on May 22, 2015, leaving Florence R. Blankenship as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dalemere Subdivision, Section-4, as recorded in Book 3300, Page 45.

3. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6209, Page 510.

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

This is improved property known as 1165 Hunters 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 5th day of September, 2023.

Thomas A. Blankenship, Jr., Trustee under the Florence Edna Blankenship Irrevocable Trust dated June 16, 2019

BY: _____

Thomas A. Blankenship, Jr., Trustee

STATE OF TENNESSEE

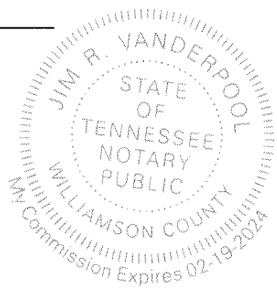
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THOMAS A. BLANKENSHIP, JR., TRUSTEE UNDER THE FLORENCE EDNA BLANKENSHIP IRREVOCABLE TRUST DATED JUNE 16, 2019, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of September, 2023.

_____

Notary Public



My Commission Expires: 2-19-2024

Certificate of Authenticity

I, Tara Crook, 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 September 5, 2023.

Tara Crook
Affiant Signature

September 5, 2023
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 5th day of September, 2023.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

JULIANNA C. GASSAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY