WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056427 DEEDWARR
10/03/2023 09:54:00 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20231003-0077578

W-H-23-1128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie Jean Rathert	OWNER	
(NAME)	(NAME)	**041-12-0-054.00**
1128 Westchester Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BLOCK, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE JEAN RATHERT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 79, on the Plan of Section III, Bellshire Estates, as of record in Book 2133, Page 112, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Westchester Drive at the corner of Lots Nos. 78 and 79; thence with the line between said lots Northerly 211.3 feet to a corner of Lot No. 80; thence with the line between Lots Nos. 79 and 80 Westerly 218 feet to the easterly margin of Oxbow Drive; thence with the margin of same, Southerly 170 feet to the beginning of a curve; thence around said curve, Southeasterly 39.3 feet to the north margin of Westchester Drive; thence with the margin of same, Easterly 149.5 feet to the point of beginning.

Being the same property conveyed to Richard Block, a married man, as his sole and separate property, by Warranty Deed from MUSIC CITY FINANCIAL LLC of record as Instrument Number 20230331-0023525, Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 31, 2023. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2133, Page 112, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6229, Page 627, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1128 Westchester Drive, Nashville, Tennessee 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 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. 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/our hand(s) this the 2nd DAY OF OCTOBER, 2023.

Richard Block by Laura Mitchell Attorney in Fact

Richard Block by Laura Mitchell
Attorney in Fact

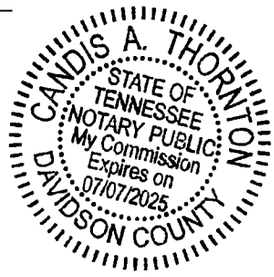
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD BLOCK, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD BLOCK.

Witness my hand and official seal, this the 28th of September, 2023.

Candis A. Thornton

Notary Public
My Commission Expires: 7-7-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212