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

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

CRT File No. 231045972

Karen Johnson Davidson County
Batch# 1060700 **DEEDWARR**
10/16/2023 09 25 33 AM 2 pgs
Fees. $13.00 Taxes $1,883 03

20231016-0080672

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $508,928 00

Affiant

Subscribed and sworn to before me, this 13th day of October, 2023

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information.
Courtney Blankinship and Jeff Blankinship 711 Newhall Drive Nashville TN 37206	New Owner	Tax Parcel ID No 083-11-0-143.00

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, **Elizabeth Lisk** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Blankinship and Jeff Blankinship, wife and husband**, ("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(s) 103, as shown on the map entitled Eastland Acres Section I, of record in Plat Book 2133, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NEIL LISK AND WIFE, ELIZABETH LISK, by deed from JUDY MCDONALD AND LINDA F STARKEY, TENANTS IN COMMON, of record in Instrument No 20000501-0043119 , dated April 27, 2000 , said Register's Office

NEIL LISK died leaving ELIZABETH LISK as the surviving tenant by the entirety For further reference see quitclaim deed of record in Instrument No 20171218-0128886, said Register's Office

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

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 083-11-0-143 00

Davidson County taxes for 2023, Map-Par 083-11-0-143 00, $2,435 63, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2024
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq
Matters shown on the Plan of record in Plat Book 2133, page 103, said Register's Office.

This is improved property located at 711 Newhall Drive Nashville TN 37206

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 13th day of October, 2023

Elizabeth Lisk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of October, 2023

Notary Public
My Commission Expires _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 06-09-2026