This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21903-AP

Karen Johnson Davidson County
Batch# 1093306 DEEDWARR
01/24/2024 11:21:30 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20240124-0004701

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2024.

Notary Public
My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason C. Fishpaw Brittany Hannah Fishpaw 7033 Bridgeport Drive Nashville, TN 37221	Mr. Cooper P.O. Box 650783 Dallas, TX 75265-0783	126-16-0A-226-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jay Blaisdell and Heidi Blaisdell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason C. Fishpaw and Brittany Hannah Fishpaw, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 421, Final Plat, Phase 2A, Section 1, Riverwalk, according to survey and plat of same appearing of record in Instrument No. 20031014-0151989, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jay Blaisdell and Heidi Blaisdell, husband and wife by Warranty Deed from Elizabeth Nugon a/k/a Elizabeth Nugon Tankersley, married, dated October 1, 2015, recorded October 5, 2015, of record in Instrument No. 20151005-0101337, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7033 Bridgeport Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2024.

GRANTOR:

Jay Blaisdell

Heidi Blaisdell

STATE OF KENTUCKY
COUNTY OF Boyle

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay Blaisdell and Heidi Blaisdell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of January, 2024.

Notary Public
My Commission expires: 6/25/2024

True Copy Certification

I, Yvette Meldrum, 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 January 22, 2024.

Signature
January 22, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 22, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025