Karen Johnson Davidson County
Batch# 1096729 DEEDWARR
02/01/2024 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20240201-0007124

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0646

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Shawn Blanton and Phouvahn Vahn Blanton and Russell P. Hobbs and John B. Treadway	New Owners	Map: 08415008200
(NAME) 2333 Revere Place	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($297,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN M. GELDRICH, UNMARRIED,

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

WILLIAM SHAWN BLANTON AND WIFE, PHOUVAHN VAHN BLANTON, A 50% INTEREST, AND RUSSELL P. HOBBS AND SPOUSE, JOHN B. TREADWAY, A 50% INTEREST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 38 and the northeasterly triangular part of Lot No. 39 on the Plan of Section I, Castlewood Estates, of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Revere Place at the corner of Lots 37 and 38; thence with the line between said lots, northwesterly 240.6 feet to a point, a corner of lot 41; thence with the line between Lots 38, 39, and 41, southwesterly 51 feet to a point which is 18 feet southwesterly from the corner of Lots 38 and 39; thence southeasterly 225 feet; more or less, to the south margin of said Revere Place, easterly partly around a curve, 119.1 feet to the point of beginning.

Being the same property conveyed to Angela S. Geldrich and husband, Steven M. Geldrich, by deed from William Gary Adams and wife, Debra Kay Adams, of record in Instrument No. 20040505-0051311, dated May 4, 2004, Register's Office for said County. The said Angela S. Geldrich died and title vested in Steven M. Geldrich, as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 72, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1726, Page 191, Book 1726, Page 192, Book 2450, Page 469, Book 2488, Page 295, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2318 Revere Place, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 31st day of January, 2024.

Steven M. Geldrich

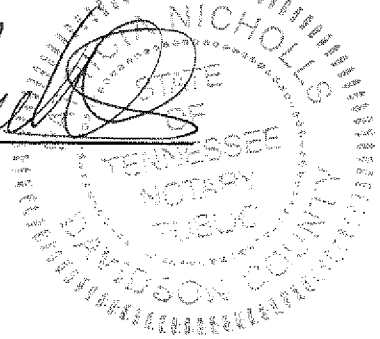
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven M. Geldrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of January, 2024.

My Commission Expires: 3/6/24

Notary Public



Certification of Recorded Documents

I, Julia Wyatt, 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 31, 2024.

(AFFIANT) – Julia Wyatt

01/31/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of January, 2024.

My commission expires: 3/6/24

Notary Public

