Karen Johnson Davidson County
Batch# 1110138 DEEDWARR
03/12/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20240312-0017111

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-24-6135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Meredith Nichols	Dana Meredith Nichols	
(NAME)	(NAME)	072-13-0U-002.00-CO
927B West Avenue	927B West Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Laurence R. Blackhurst IV and Rachel A. Blackhurst, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana Meredith Nichols, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 927 West Ave., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 927 West Ave., a Horizontal Property Regime, of record in Instrument Number 20160817-0085699, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Laurence R. Blackhurst, IV and Rachel A, Blackhurst, husband and wife and Mary Blackhurst, a married woman by Warranty Deed from Donnie Hogan of record in Instrument No. 20170622-0062870 Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 22, 2017.

Being the same property conveyed to Laurence R. Blackhurst, IV and Rachel A. Blackhurst, husband and wife by Quitclaim Deed from Mary Blackhurst, a married woman of record in Instrument No. 20220526-0061164 Register's Office for Davidson County, Tennessee, dated May 3, 2022 and recorded on May 26, 2022.

This is property more commonly known as 927B West Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 12th day of March, 2024.

Laurence R. Blackhurst, IV

Rachel A. Blackhurst by Laurence R. Blackhurst, IV, Attorney-In-Fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2024, before me personally appeared Laurence R. Blackhurst, IV and Laurence R. Blackhurst, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of March, 2024.

Andrew Suzore State of Tennessee Notary Public Davidson County

Notary Signature
My commission expires: May 7, 2024

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 Laurence R. Blackhurst, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Rachel A. Blackhurst, and that this instrument was executed on behalf of the said Rachel A. Blackhurst for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202403120017110 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of March, 2024.

Andrew Suzore State of Tennessee Notary Public Davidson County

Notary Signature
My commission expires: May 7, 2024

Certificate of Authenticity

I, Adde Dilworth, 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 **March 12, 2024**.

Date

Affiant Signature

March 12, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025