Karen Johnson Davidson County
Batch# 1111644 DEEDWARR
03/15/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240315-0018249

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$565,000.00**

Subscribed and sworn to before me this 12th day of March, 2024.

Notary Public **Affiant**

My Commission Expires: _____

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5.02.25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Laurence R. Blackhurst IV & Rachel A. Blackhurst 724 Tahlena Avenue Nashville, TN 37115	Same as New Owner 724 Tahlena Ave Nashville TN 37115	**052-06-0-080.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Deborah K. Cole, unmarried**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Rachel Blackhurst and Laurence R. Blackhurst, IV, Wife and Husband**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 70 and the northerly 25 feet of Lot No. 69 of the Madison Heights Subdivision, Section No. 1, as of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description of the property.

Said Lot No. 70 and part of Lot No. 69 front together 125 feet on the westerly side of Tahlena Avenue and run beck between parallel lines 304.5 feet on the northerly line and 273.5 feet on the southerly line, to a dead line measuring 126.1 feet thereon.

Being the same property conveyed to Deborah K. Cole, unmarried by General Warranty Deed from Lawrence C. Jenks, unmarried of record in Instrument No. 20160608-0057560, Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 08, 2016.

This is improved property known as: 724 Tahlena Avenue, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 12th of March, 2024.

Deborah K. Cole

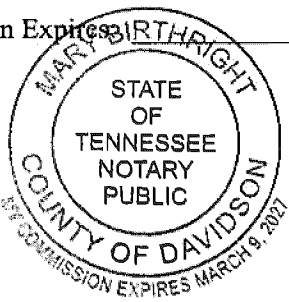
Deborah K. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Deborah K. Cole,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 12th day of March, 2024.

My Commission Expires:



Mary Birthright
NOTARY PUBLIC

Certificate of Authenticity

I, Emily Manno, 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 **3/12/24**.

Date

Affiant Signature

3/12/24

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: 7/6/2024

Date

Notary's Seal (if on paper)

