Karen Johnson
Batch # 1116132
03/28/2024 09:48:10 AM
Fees: $13.00 Taxes: $1,803.75

Davidson County
DEEDWARR
2 pgs

20240328-0021582

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $487,500.00.

Affiant

File Number: 24020114

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 27th day of March, 2024.

Notary Public
My Commission Expires: 9.21.26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: New Owner	Map/Parcel Number:
Shannon Lissa Ernster		117-07-0F-009.00-CO
3463 Golf Club Lane		
Nashville, TN 37215		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin Blackmon and Lori Blackmon, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shannon Lissa Ernster, a single woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 9, on the plan of Brighton Court Phase One, as shown on the exhibit to the Master Deed of record in Book 6629, Page 532 and amended in Book 6912, Page 158 and Book 6912, Page 163, Book 9315, Page 795 and amendment to By-Laws in Book 10364, Pafe 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Court, Phase One of record as cited above, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Benjamin Blackmon and Lori Blackmon, husband and wife by Warranty Deed from Robert L. Hardwick and Misty Hardwick, husband and wife of record in Instrument

No. 20210831-0117269 Register's Office for Davidson County, Tennessee, dated August 30, 2021 and recorded on August 31, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X__improved ___unimproved property known as 3463 Golf Club Lane, Nashville, TN 37215.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ~~27th~~ 26th BB day of March, 2024.

Benjamin Blackmon

Benjamin Blackmon

Lori Blackmon

Lori Blackmon

State of Kentucky
County of Jefferson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Benjamin Blackmon and Lori Blackmon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained. DDS

Witness my hand and official seal at Prospect, KY, this ~~27th~~ 26th day of March, 2024.

Demetria D Sheckles

Notary Public at Large
My Commission Expires: August 21, 2024

DEMETRIA D SHECKLES NOTARY PUBLIC STATE AT LARGE, KENTUCKY COMM EXPIRES 08/21/2024 NOTARY ID # KYNP13560