Karen Johnson Davidson County
Batch # 1130078 DEEDWARR
05/02/2024 11:37:13 AM 2 pgs
Fees: $13.00 Taxes: $1,746.40
20240502-0032222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

Return to:
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-1220

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Haley Elaine Blackwood and Ronghao Dong	Studio Bank	072-03-0-052.00
(NAME)	(NAME)	
1220 Stratford Avenue	124 12th Ave S. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, we, **Christopher T. Choate and wife, Sherry Choate**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Haley Elaine Blackwood and Ronghao Dong, wife and husband,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the easterly 40.0 feet of Lot No. 240 and westerly 20.0 feet of Lot No. 241 , as shown on the map entitled Inglewood Place , of record in Plat Book 332, Page 101. , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of Lots Nos. 240 and 241 adjoin and front 60.0 feet on the southerly side of Stratford Avenue and run back between parallel lines 205.0 feet to a dead line.

Being the same property conveyed to CHRISTOPHER T. CHOATE AND WIFE, SHERRY CHOATE, by deed from FELICITY G. CARR, UNMARRIED, of record in Instrument No. 20070404-0040442, dated March 30, 2007, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1220 Stratford Avenue, Nashville, TN 37216
(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.

Effective the 25th day of April, 2024.

Christopher T. Choate

Sherry Choate

STATE OF TENNESSEE

COUNTY OF Williamson

On this 25th day of April, 20 24, before me personally appeared Christopher Choate and Sherry R. Choate, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027