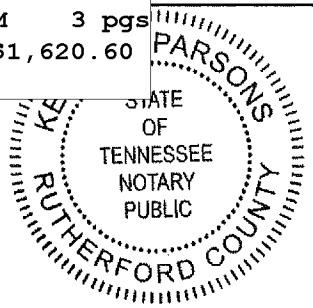
Karen Johnson Davidson County
Batch# 1130612 DEEDWARR
05/03/2024 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20240503-0032537



File No. EY-24-6106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 8/21/27

(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
Jessica Piper	New Owner	
(NAME)	(NAME)	73-12-35.00
2425 Ridgeland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Olivia Blake, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Piper*** 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:

* an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Sunset View Subdivision, Section 2 of record in Plat Book 2663, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Stockard and Mary Conklin by Warranty deed from Dale L Harned and wife, Kathleen S Harned of record in Book 6085, page 85, Register's Office for Davidson County, Tennessee, dated 6/28/1983 and recorded on 6/30/1983.

Being the same property conveyed to Jeffrey Stockard and Mary C. Stockard formerly Mary Conklin by Quitclaim deed from Jeffrey Stockard and Mary C. Stockard formerly Mary Conklin of record in Book 6904, page 626, Register's Office for Davidson County, Tennessee, dated 6/27/1986 and recorded on 7/1/1986. Jeffrey Stockard subsequently died on December 20, 2016, thereby vesting ownership into Mary C. Stockard as surviving tenant by the entirety. The said Mary C. Stockard subsequently died on December 12, 2023, thereby vesting ownership into her heirs at law: Olivia Blake f/k/a Jeffrey Stockard.

Affidavit of Heirship Recorded April 3, 2024 as Instrument no. 20240403-0023530, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Olivia Blake by Quitclaim Deed and Affidavit of Heirship dated March 27, 2024 and filed for record April 3, 2024 as Instrument no. 20240403-0023531, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 2425 Ridgeland Drive, Nashville, TN 37214.

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 29 day of April, 2024.

Olivia Blake

STATE OF NEW YORK
COUNTY OF Kings

On this 29 day of April, 2024, before me personally appeared Olivia Blake, 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 29 day of April, 2024.

Notary Signature
My commission expires: 03032027

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/30/24 (date of document).

Emma Howard
Affiant Signature

4/30/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30 day of April, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL