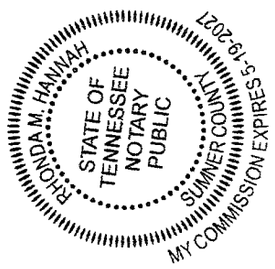
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447426**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00 Affiant Subscribed and sworn to before me, this 17th day of May, 2024. Notary Public My Commission Expires: _____



WARRANTY DEED

Address New Owner: Cameron Knowler 1304 Debow St Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053 03 0 137.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine M. Bloom, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Knowler, an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of SECTION C, VILLAGE OF OLD HICKORY (A/K/A E. I. DU PONT DE NEMOURS AND COMPANY'S SUBDIVISION) of record in Plat Book 1424, Page 66, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine M. Bloom, an unmarried woman, by Warranty Deed from Robert H. Towe, unmarried, of record in Instrument No. 20200619-0065641, in the Register's Office of Davidson County, Tennessee, dated June 08, 2020 and recorded on June 19, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section C, Village of Old Hickory (a/k/a E. I. Du Pont De Nemours and Company's Subdivision), as recorded in Plat Book 1424, Page(s) 66.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Property Surveys Village of Old Hickory, as recorded in Plat Book 1424, Page 69 and Plat Book 1835, Page 87.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20161118-0121711.

This is improved property located at 1304 Debow St Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 1137478 DEEDWARR
05/21/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2024.

Katherine M. Bloom

Katherine M. Bloom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine M. Bloom, 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, at office, this 16th day of May, 2024.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 5/17/2024 (date of document).

Affiant Signature

5/21/2024
Date

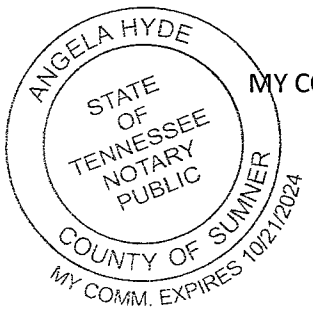
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of May, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 10/21/24