Karen Johnson Davidson County
Batch# 1139844 DEEDWARR
05/28/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20240528-0039421

WARRANTY DEED

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$360,000.00~~ $840,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24 TH DAY OF MAY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-17-24

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3160LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Ly Nguyen DDS, PLLC		091 13 0 277.00
6010 Charlotte Pike		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY W. BLAIR AND JOY E. BLAIR*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LY NGUYEN DDS, PLLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6010 Charlotte Pike, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 24th day of May, 2024.

Jerry W. Blair
Jerry W. Blair

Joy E. Blair
Joy E. Blair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JERRY W. BLAIR AND JOY E. BLAIR, the bargainor(s), 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 Franklin, Tennessee, this 24th day of May, 2024.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, as follows:
Being Lot No. 29 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts 51 feet on the northerly side of Charlotte Pike and runs back 190 feet, more or less, on the easterly line and 200 feet more or less on the westerly line to an alley.

Being the same conveyed to Jerry W. Blair and wife, Joy E. Blair, by Warranty Deed from Ruth Cain Nicholas, dated July 14, 1972 and recorded July 14, 1972, in Book 4618, Page 745, Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.
2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privileges, immunities, right of way, and easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B.
7. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
8. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
9. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
10. All matters shown on Map of West Nashville Heights of record in Book 332, page 127, Register's Office for Davidson County, Tennessee

Certificate of Authenticity

I, Mark D Freedom, 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

5/24/21
Date

Affiant Signature

5/24/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of May, 20 24.

Notary's Signature

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Seal (if on paper)

1500 Highway 13