Name and Address of New Owner:
Kati Stafford-Murphy
1422 Campbell Circle
Nashville, Tennessee 37206

Send Tax Bills To:
Mutual of Omaha Mortgage, Inc.
P.O. Box 0054
Palatine, IL 60055

Karen Johnson Davidson County
Batch # 1143784 DEEDWARR
06/05/2024 02:57:32 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20240605-0042187

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 083 03 0 356.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clifford Lippard, Executor of the Estate of Jonathan Blake**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kati Stafford-Murphy, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 1-B on the Plan of ZONE LOT DIVISION, LOTS 1, 2, 3, CAMPBELL ACRES, of record in Plat Book 6250, Page 190, amending Plat Book 5800, Page 279 and Book 6199, Page 445, 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 Jonathan Blake, by Warranty Deed from Paul M. Courtois, Jr., married, of record in Instrument No. 20171103-0113310, in the Register's Office of Davidson County, Tennessee, dated November 02, 2017, and recorded on November 03, 2017. The said Jonathan Blake deceased.

Subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION, LOTS 1, 2, 3, CAMPBELL ACRES, as recorded in Plat Book 6250, Page 190 amending Plat Book 5800, Page 279 and Book 6199, Page 445, said Regsiter's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of June, 2024.

Estate of Jonathan Blake

By: _____(SEAL)
Clifford Lippard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Clifford Lippard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Jonathan Blake, the within named bargainor, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 4th day of June, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $372,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th 5th day of June, 2024.

Notary Signature
My commission expires: 07/09/24

