Karen Johnson Davidson County
Batch# 1148934 DEEDWARR
06/20/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20240620-0046073

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2767

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of June, 2024

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Blevens and Kyle Blevens 180 Parker Drive Antioch, TN 37013	New owner	182-06-0B-076-00

WARRANTY DEED

FOR AND IN 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,

John Constable, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Blevens and Kyle Blevens, wife and husband

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

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Major Subdivision Final Plat Old Hickory Crossing Phase 1 of record in Plat at Instrument No. 20210628-0087595, 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 John Douglas Constable, unmarried man by General Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company of record in Instrument No. 20220502-0050611 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 02, 2022. **Marianna Constable hereby joins in the execution of this deed to convey any and all rights she may have.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 180 Parker Drive, Antioch, TN 37013

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 so 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.

Dated this the 13 day of June, 2024.

John Constable

STATE OF Texas
COUNTY OF Dallas

On this 13th day of June, 2024, before me personally appeared John Constable 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 13th day of June, 2024.

Elizabeth C Head
Notary Signature
My commission expires: 4.8.27

ELIZABETH C. HEAD
Notary ID #11545893
My Commission Expires
April 8, 2027

Dated this the 14th day of June, 2024.

Marianna Constable

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Marianna Constable, 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 14th day of June, 2024.

Cory Schuyler
Notary Signature
My commission expires: 2.22.2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/18/24.

Date

Affiant Signature

6/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

