THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648127** JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Taylor Forward, Alexandra Bryant, and Brian Forward 1607 Lethia Dive Nashville TN 37206	Send Tax Bills To: Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	Tax Information: Tax Parcel ID No. 073-13-0-197.00

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, **Jacob Van Dusen Blessing and Anne McCullough-Inglis Blessing, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Taylor Forward and Alexandra Bryant, husband and wife, and Brian Forward, a married man, as joint tenants with right of survivorship**, ("Grantees"), their 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(s) 17, as shown on the map entitled Plan of Mailan Heights, of record in Plat Book 1835, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACOB VAN DUSEN BLESSING and ANNE MCCULLOUGH-INGLIS BLESSING, HUSBAND AND WIFE, by deed from CURTIS LEE ANDERSON AND ANNE MARIE ANDERSONM, AS THE ONLY HEIRS OF CHRISTOPHER KEITH ANDERSON, of record in Instrument No. 20230106-0001234, dated January 4, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 073-13-0-197.00.

Matters shown on the Plan of record in Plat Book 1835, page 90, said Register's Office.

This is improved property located at 1607 Lethia Dive Nashville TN 37206

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.

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.

Karen Johnson Davidson County
Batch# 1158418 DEEDWARR
07/16/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240716-0053246

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~15th~~ 12th JVB day of July, 2024.

Jacob Van Dusen Blessing

Anne McCullough-Inglis Blessing AM 13 7/12/24

STATE OF MT)

COUNTY OF Ravalli)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob Van Dusen Blessing and Anne McCullough-Inglis Blessing, 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 ~~15th~~ 12th day of July, 2024.

Notary Public

My Commission Expires: 9/21/24

ALYSSA MEINHOLD
NOTARY PUBLIC FOR THE
STATE OF MONTANA
RESIDING AT STEVENSVILLE, MONTANA
MY COMMISSION EXPIRES
SEPTEMBER 21, 2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of July, 2024.

Affiant Signature

Date 7/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027