Name and Address of New Owner:
Richard Chamberlen and Rhonda Chamberlen
948 Seymour Avenue
Nashville, Tennessee 37206

Send Tax Bills To:
Richard Chamberlen and Rhonda Chamberlen
948 Seymour Avenue
Nashville, Tennessee 37206

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

Map & Parcel No: 082 08 0 296.00

Karen Johnson Davidson County
Batch# 1162916 DEEDWARR
07/26/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240726-0056785

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 Estate of Jonathan Blake**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Chamberlen and Rhonda Chamberlen, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6, Block "C" on the Plan of EAST WOOD ADDITION, DR. E.T. BROWN RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jonathan Blake, by Warranty Deed from Southwest Property Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20130612-0059831, in the Register's Office of Davidson County, Tennessee, dated June 10, 2013 and recorded on June 12, 2013. The said Jonathan Blake died testate on September 19, 2023, properly placing the real property under the authority of his Executor, Clifford Lippard, in his Last Will & Testament. See Probate Case 23P1854, Davidson County Seventh Circuit Court.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 26th day of July, 2024.

Estate of Jonathan Blake

By: _____ (SEAL)
Clifford Lippard, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2024, before me personally appeared Clifford Lippard, Executor of Estate of Jonathan Blake, 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 26th day of July, 2024.

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

_____
Notary Signature
My commission expires: July 7, 2027

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 $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 July 26, 2024.

July 26, 2024

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 26 day of July, 2024.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026