Karen Johnson Davidson County
Batch# 1167317 DEEDWARR
08/12/2024 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,388.43
20240812-0060330

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

DM-BHHS-24-1217

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Gretchen D. Summers** | New Owner | |
| (NAME) | (NAME) | **041-07-0-081.00** |
| **1217 Lyric Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE ALEXANDER BLEFARI AS TRUSTEE OF THE GINO BLEFARI DEFINED BENEFIT PENSON PLAN UNDER AGREEMENT DATED 11/01/2017 AS AMENDED AND RELEATED EFFECTIVE 01/01/2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRETCHEN D. SUMMERS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Bell Valley of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 121.6 feet on the Southerly side of Lyric Lane and runs back between lines 145 feet on the Easterly side and 145.3 feet on the Westerly side to a line at the rear on which it measures 109.7 feet.

Being the same property conveyed to Gino Blefari, Trustee of the Blefari 1997 Revocable Trust by Warranty Deed from Carla Elizabeth Eddy and Randall Ray Coffee of record in Instrument No. 20190822-0084252 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 22, 2019.

Being the same property conveyed to Eugene Alexander Blefari, Trustee of the Gino Blefairi Defined Benefit Pension Plan, under agreement dated 11/1/2017 by Quitclaim Deed from Gino Blefari, Trustee of the Blefari 1997 Revocable Trust of record in Instrument No. 20210525-0070955 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 25, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3500, Page 45, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3576, Page 614, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1217 Lyric Lane, Nashville, Tennessee 37207**.

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 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 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 my/our hand(s) this the 2 DAY OF AUGUST, 2024.

Gino Blefari Defined Benefit Penson Plan under agreement dated 11/01/2017 as amended and releated effective 01/01/2019

BY: Eugene Alexander Blefari Trustee DBPP
Eugene Alexander Blefari
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE ALEXANDER BLEFARI, TRUSTEE of GINO BLEFARI DEFINED BENEFIT PENSON PLAN UNDER AGREEMENT DATED 11/01/2017 AS AMENDED AND RELEATED EFFECTIVE 01/01/2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of August, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JENICE SANTANA
Notary Public - California
Santa Cruz County
Commission # 2371932
My Comm. Expires Aug 22, 2025

* see attached

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Santa Cruz )

On 08/02/2024 before me, Jenice Santana, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Eugene Alexander Bleffari
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JENICE SANTANA
Notary Public - California
Santa Cruz County
Commission # 2371932
My Comm. Expires Aug 22, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☒ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: Gino Bleffari DBPP | Signer Is Representing: _____ |

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shelly M Walling *(custodian's name)*, 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 August 2, 2024 *(date of document)*.

Shelly M Walling 8/7/2024

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 7th day of August, 2024.

Robin Zaleski

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202408120060330