2024-1239-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1169165 DEEDWARR
08/14/2024 11:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20240814-0062078

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$475,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of August, 2024

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacob Blackburn	JP Morgan Chase Bank NA	016-00-0-037
2117 Overlake Circle	1111 Polaris Parkway	
Goodlettsville, TN 37072	Columbus, OH 43240	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacob Blackburn and Jennifer Blackburn, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey of Wayne S. Cooper, Sr., Surveyor, dated December 27, 1993 and revised April 1, 1974, as Tract 4 of the property of Hazel A. Raines, being more specifically described as follows:

Beginning at a point in the center of Union Hill Road, 698.97 feet northwest of the northeasterly corner of the original 15.42-acre tract conveyed to Hazel A. Raines by deed of record in Book 4750, page 467, said Register's Office, to which reference is hereby made for a more complete description of the said property and being the northeasterly corner of this tract; thence South 15 degrees 19 minutes 34 seconds West 1015.67 feet to a point; thence North 55 degrees 6 minutes 50 seconds West 94.85 feet to a point; thence North 9 degrees 00 minutes 8 seconds East 962.00 feet to a point in the center of Union Hill Road; thence following the center of said Road, South 82 degrees 31 minutes 50 seconds East 197.20 feet to the point of beginning, and containing 3.221 acres, more or less.

Being the same property conveyed to Wanda Williams from Larry Cox , dated March 21, 2024 and filed of record March 22, 2024 in Instrument Number. 20240322-0019936, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2531 Union Hill Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 13th day of August, 2024.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 13th day of August, 2024.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/2026

I, Andy Maloney, 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 **8/13/2024** (date of document).

Affiant Signature
Date **8/13/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **13** day of **August**, 20**24**

Linda M. Smith

Notary's Signature
MY COMMISSION EXPIRES 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202408140062078