WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172219 DEEDWARR
08/20/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240820-0063778

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WITHERSPOON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-060413

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Delmarria Michelle Ragland Blalock	New Owner	
(NAME)	(NAME)	
7832 Marsh Pointe Drive		050-02-0D-084-00
(ADDRESS)	(ADDRESS)	
Tampa, FL 33635		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER JOHN NUNEZ AND PATRICIA ANN NUNEZ REVOCABLE TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DELMARRIA MICHELLE RAGLAND BLALOCK, MARRIED, 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 Unit No. 84 on the Plan of Thornton Grove, Phase 2B, Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company by Quitclaim Deed from Thornton Grove Green, LLC, a Delaware limited liability company, dated 10/10/2019, of record in Instrument No. 20191017-0106509, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware limited liability company, dated 07/24/2023, of record in Instrument No. 20230725-0057216, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alyssa Nunez, unmarried and Christopher J. Nunez and Patricia A. Nunez, husband and wife, as tenants in common by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated 11/01/2023, of record in Instrument No. 20231101-0085502, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher John Nunez and Patricia Ann Nunez Revocable Trust by Quitclaim Deed from Alyssa Nunez, unmarried and Christopher J. Nunez and Patricia A. Nunez, husband and wife, as tenants in common, dated 12/19/2023, of record in Instrument No. 20240207-0008494, Register's Office for Davidson County, Tennessee.

Grantors herein make oath that the Christopher John Nunez and Patricia Ann Nunez Revocable Trust remains in full force and effect, and has not been modified and/or amended since its inception.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2757 Thornton Grove Blvd. #154, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this the 31st day of July, 2024

Christopher John Nunez and Patricia Ann Nunez Revocable Trust

BY: _____
Christopher John Nunez
Trustee

BY: _____
Patricia Ann Nunez
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher John Nunez and Patricia Ann Nunez Trustees of the Christopher John Nunez and Patricia Ann Nunez Revocable Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2024.

_____
Notary Public

My Commission Expires: December 19, 2026

(SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 7/31/24.

Date

LHahn

Affiant Signature

7/31/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 31st day of July, 2024.

Anna E. S

Notary's Signature

My Commission Expires: –

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028