THIS INSTRUMENT WAS PREPARED BY ~~and~~
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1179572 DEEDWARR
09/10/2024 11:03:17 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20240910-0069681

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Christine Blumberg 227 Brattlesboro Place, Unit 219 Nashville, TN 37204	~~Owner~~ Ameris Bank 1135 Ocean Ave. Lakewood, NJ 08701	132-09-0B-219-00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Victoria Read, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Christine Blumberg, an unmarried woman**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 219 of Lot 8 of the Brattlesboro Place Condominiums**, a Horizontal Property Regime as set out in the Site Plan of Plat Book 5200, Page 731, as amended by Exhibit "B" to the Master Deed in Book 6313, Page 496, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Victoria Bellino, an unmarried woman, by Warranty Deed from Addi L. Young n/k/a Addi L. Quattlebaum, a married woman and Christopher L. Young, a married man, dated September 7, 2021 and recorded on September 10, 2021, at Instrument No. 20210910-0121740, Davidson County Register of Deeds. Victoria Bellino is now known as Victoria Read.

This property commonly known as 227 Brattlesboro Place, Unit 219, Nashville, TN 37204*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER G-CRE-24-227

Witness my hand, this 6 **day of September, 2024:**

Victoria Read

Victoria Read

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Victoria Read,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ____ day of **September, 2024**:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$385,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 6th DAY OF**September, 2024**:

Dana Delworth

Notary Public

My Commission Expires: 5/9/26

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON