THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7825-WE Karen Johnson Davidson County Batch # 1183827 **DEEDWARR** 09/20/2024 09:13 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20240920-0072994	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2024. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick W. Terry	owner	
6521 Jocelyn Hollow Roads		103-04-0-429.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jerry W. Blair and Joy S. Blair, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick W. Terry**

HEREINAFTER CALLED THE GRANTEES\, HIS 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 the east 50 feet of Lot No. 23 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of Lot No. 23 fronts 50 feet on the south side of Colorado Avenue and runs back between parallel lines, along the west margin of 41st Avenue, North 164.4 feet to a dead line at an alley upon which measures 50 feet.

Being the same property conveyed to Jerry W. Blair and wife, Joy S. Blair by Warranty Deed from Ira Woodside, unmarried of record in Book 6869, Page 172, in the Register's Office for Davidson County, Tennessee, dated May 27, 1986 and recorded on May 28, 1986.

Being the same property conveyed to Jerry W. Blair by Quitclaim Deed from Jerry W. Blair and his wife, Joy S. Blair of record in Instrument No. 20090722-0068620, in the Register's Office for Davidson County, Tennessee, dated July 07, 2009 and recorded on July 22, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4101 Colorado Avenue, Nashville, TN 37209**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 19th day of September, 2024.

Jerry W. Blair

Joy S. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the19th day of September, 2024.

My Commission expires: 11-8-27

Notary Public

JAMES A. KINCAID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE