BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1187598
09/30/2024 09:19:30 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20240930-0075356

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of September .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) JOSEPH W. KATE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. April 27, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
572 Annex, LLC	New Owner	090-12-0-342.00
(NAME) 572 Annex Court	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, We, **Jerry W Blair and Joy E Blair, Husband and wife** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **572 Annex, LLC** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 19, Charlotte Park Annex, as shown on the plan of record in Book 3700, Page 49, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to Jerry W. Blair, and wife, Joy E. Blair by Deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, dated 03/22/1968, of record in Book 4224, Page 447, Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ **572 Annex Court, Nashville, TN 37209**
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of September, 2024 .

Jerry W. Blair

Joy E. 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 E. Blair,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of September, 2024.

Notary Public:

My Commission Expires: 9-7-26

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.