| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P24-7929-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 725,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2024.<br>Notary Public<br>MY COMMISSION EXPIRES: 11-8-27<br>(AFFIX SEAL) |
| Karen Johnson Davidson County<br>Batch # 1194111 DEEDWARR<br>10/16/2024 10:04:17 AM 2 pgs<br>Fees: $13.00 Taxes: $2,682.50<br>20241016-0080137 | |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Patrick W. Terry** | owner | |
| 6521 Jocelyn Hollow Road | | 103-12-0-033.00 |
| 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 wife, Joy S. Blair**

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

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee; Being Lot No. 6 of Block "L" on the Map of section 3, Cherokee Park, as of record in Book 843, pages 2 and 3.

Said Lot No. 6 Fronts 60 feet on the Westerly side of Cherokee Road and runs back 124.90 feet on the Northerly line and 125.62 feet on the Southerly line, to a dead line in the rear, Measuring 60 feet thereon.

Being the same property conveyed to Joy S. Blair by Quitclaim Deed from Jerry W. Blair and wife, Joy S. Blair of record in Book 9578, page 763, Register's Office for Davidson County, Tennessee, dated January 24, 1995 and recorded on January 26, 1995. Jerry W. Blair joins in this conveyance.

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 **111 Cherokee Road, Nashville, TN 37205**

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 15th day of October, 2024.

Jerry W. Blair

Joy S. Blair

STATE OF Tennesse
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 the 15th day of October, 2024.

My Commission expires: 11-9-27

Notary Public

