| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF ~~MONTGOMERY~~ Sa Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,365,000.00<br>Affiant<br>Notary<br>My Commission Expires: 3.20.28<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS: October 29, 2024 |
|---|---|

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1198612
10/30/2024 10:34:41 AM
Fees: $23.00 Taxes: $5,050.50
20241030-0083440

Davidson County
DEEDWARR
4 pgs

# WARRANTY DEED

*This Instrument Prepared By and Return To:*

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| Sa Nicole Ann Bluhm<br>2027 ~~2031~~ Neelys Bend Road<br>Nashville, TN 37115 | Sa Nicole Ann Bluhm<br>2027 ~~2031~~ Neelys Bend Road<br>Nashville, TN 37115 | 074 00 0 088.00 |

THIS WARRANTY DEED OF REALTY, executed as of October 29, 2024, by **Jeffrey C. Riley and Curtis Braly, husband and husband**, (collectively the "Grantor"), for consideration paid, grant to **Nicole Ann Bluhm, an unmarried woman**, (the "Grantee")

**WITNESSETH:**

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 2031 Neelys Bend Road, Nashville, Tennessee 37115, and bounded and described as follows:

A tract of land in the Eleventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the Easterly right-of-way Neelys Bend Road, and being the Southwest corner of a tract own by Sarah Dozier and Patricia Wells as of record in Deed Book 9113 Page 129 R.O.D.C., TN, and being the Northwest corner of this tract, Thence: with a fence, North 82 degrees 21 minutes 14 seconds East 486.28' to a pin (O), Thence: North 10 degrees 11 minutes 24 seconds West 407.57' to a fence post, Thence: North 86 degrees 37 minutes 00 seconds East 209.25' to a fence post, Thence: with a new line, and a fence, South 06 degrees 59 minutes 58 seconds East 207.49' to a fence break, Thence: South 13 degrees 03 minutes 47 seconds East 77.49' to a fence break, Thence: South 08 degrees 38 minutes 43 seconds East 53.02' to a fence break, Thence: South 08 degrees 15 minutes 55 seconds East 52.72' to a fence break, Thence: South 09 degrees 49 minutes 13 seconds East 289.71 to a fence post, Thence: with the Northern property line of Charles R. Robinson as of record in Deed Book 5028 Page 176 R.O.D.C., TN, South 82 degrees 47 minutes 27 seconds West 564.94' to a pin in the Easterly right-of-way Neelys Bend Road, thence: North 38 degrees 05 minutes 11 seconds West 114.27' to a point, Thence: With a curve, having a radius of 611.55', a delta of 151 degrees 15 minutes 50 seconds a length of 199.60', a chord bearing of South 28 degrees 44 minutes 10 seconds East a chord distance of 198,72' to the point of beginning containing 5.98 acres more or less as per a survey by CK Surveyors dated 9/16/2011.

Being the same property conveyed to Jeffrey C. Riley and Curtis Braly, Husband and Husband, by Warranty Deed from Terrie Croxall, Unmarried, of record in Instrument No. 20220902-0099239, in the Register's Office of Davidson County, Tennessee, dated August 29, 2022 and recorded on September 02, 2022.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2024 taxes which are prorated

and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

*[SIGNATURE PAGE TO FOLLOW]*

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

**GRANTOR**

Jeffrey C. Riley

Curtis Braly

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Jeffrey C. Riley and Curtis Braly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this October 26, 2024.

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
My Commission Expires: 12-21-24