Karen Johnson Davidson County
Batch# 1202839 DEEDWARR
11/07/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20241107-0087094

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2024.

Notary Public
MY COMMISSION EXPIRES: 03/01/2025
File No. G24-22057

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pamela Weaver (NAME)	Pamela Weaver (NAME)	086-14-0C-032.00 CO
3911 Dodson Chapel Road (STREET ADDRESS)	3911 Dodson Chapel Rd (STREET ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37076 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James E. Blackwell, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Weaver, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 32 in a Horizontal Property Regime as shown on the condominium site pan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument 20011005-0108857, as amended in Instrument No. 20170524-0051721, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James E. Blackwell, married by Warranty Deed from James E. Mayo and wife, Patricia J. Mayo, dated 4/28/2005 and recorded 5/2/2005 in Instrument No. 20050502-0048813, Register's Office for Davidson County, Tennessee. Pursuant to Marital Dissolution Agreement entered in the cause of Blackwell v. Blackwell, Chancery Court for Sumner County, Tennessee, Phyllis Carline Blackwell, former spouse of James E. Blackwell, was granted a life estate interest in subject property conditioned upon her maintenance of same, said life estate to be automatically terminated upon her failure to do so for a continuous six month period. Grantor herein makes oath that said Phyllis Carline Blackwell abandoned the subject property 14 years ago thereby terminating her life estate interest. James E. Blackwell and James Elisah Blackwell, Jr. is one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of James E. Blackwell is signed by his/her duly appointed Attorney-in-fact Dennis Jay Blackwell, pursuant to the Power of Attorney recorded in Book _____ page _____, said Register's Office.

This is improved property, known as 3911 Dodson Chapel Road, Nashville, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 30th day of October, 2024.

James E. Blackwell by Dennis J Blackwell, his Attorney-In-Fact

James E. Blackwell by Dennis Jay Blackwell, his Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dennis Jay Blackwell, Attorney in fact for James E. Blackwell aka James Elisha Blackwell, Jr. with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2024.

Lori Buie

Notary Public

My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Renee Long, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-30-2024.

Date

Affiant Signature

10/31/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of October, 2024.

Notary's Signature

My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary's Seal (if on paper)