Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049167

Karen Johnson Davidson County
Batch # 1206446 DEEDWARR
11/19/2024 09 03 04 AM 2 pgs
Fees $13 00 Taxes $8,695 00
20241119-0089451

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2024.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stacie Standifer 112 Lauderdale Rd Nashville, TN 37205	New Owner	Tax Parcel ID No. 144 07 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tim R. Blankenship and Abbay E. Blankenship, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stacie Standifer, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20B on the Plan of RE-SUBDIVISION OF LOTS 20, 23, 24 AND RESERVED PARCEL, SECTION THREE, CHICKERING PARK of record in Plat Book 3842, Page 194 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tim R. Blankenship and wife, Abbay E. Blankenship, by Warranty Deed from The Marsden Family Trust, James P. Marsden and Mary Elizabeth Marsden, Trustees, with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary, of record in Instrument No. 20110225-0015656, in the Register's Office of Davidson County, Tennessee, dated February 22, 2011 and recorded on February 25, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOTS 20, 23, 24 AND RESERVED PARCEL, SECTION THREE, CHICKERING PARK, as recorded in Plat Book 3842, Page(s) 194 as Revised in Plat Book 2663, Page 90 and 91; Consent to Resubdivision recorded in Book 4219, Page 334.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2811, Page 88.

This is improved property located at 1111 Lynnwood Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2024

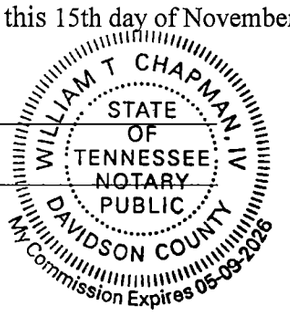
Tim R. Blankenship

Abbay E. Blankenship

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tim R. Blankenship and Abbay E. Blankenship, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2024.



Notary Public

My Commission Expires: