Karen Johnson Davidson County
Batch# 1217200 DEEDWARR
12/17/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20241217-0097857

WARRANTY DEED

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abanoub Bakhoum	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	
2538 Golden Lane	700 South Blvd. East	164100A34300CO
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37128	Pontiac MI 48341	
(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, **Erica Blaylock** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abanoub Bakhoum,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 301, on the Final Plat, Village Six, Summerfield, according to plat and survey appearing of record in Instrument Number 20060928-0120376, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Gregory Blaylock, unmarried man, by virtue of that certain Warranty Deed dated March 28, 2014, and being of record at Instrument No. 20140403-0027648 in the Register's Office of Davidson County, Tennessee.

The said Gregory Blaylock has since died on or about July 25, 2024 leaving Erica Nicole Blaylock aka Erica Blaylock as surviving heir according to the last will and testament of record in Instrument No. 20241206-0094878, in the Register's Office for Davidson County, Tennessee as ordered in Case No. 24P1848 of the Davidson County Circuit Court dated December 5, 2024, of record in Instrument No. 20241206-0094877, in the Register's Office for Davidson County, Tennessee.

Sheila Blaylock joins in this conveyance as the surviving spouse of Gregory Blaylock for the purposes of conveying any marital property rights to the above-mentioned property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2504 Skyfalls Way Antioch, TN 37013 (unimproved _)
(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 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. 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 my hand this 12th day of December, 2024.

Sheila Blaylock

Erica Blaylock

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sheila Blaylock and Erica Blaylock**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2024.

Notary Public

My Commission Expires: 2-2-2025

ROSETTA BOOKMAN
Notary ID #128271234
My Commission Expires
February 2, 2025

True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 December 13, 2024

Affiant Signature

Date: December 13, 2024

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of December, 2024.

Notary Signature

My Commission Expires: 05-24-2028

