

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $427,500.00

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2024

Notary Public

My Commission Expires: 3/20/2028
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1217823 DEEDWARR
12/18/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,581.75
20241218-0098399

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows: Blake L. Schapker	Send Tax Bills to: NEW OWNER	Map-Parcel No.(s): 073-11-0-011.00
2808 Donna Hill Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Donna Kay Merritt, and Jack Anthony Thompson

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blake L. Schapker, unmarried man

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

LAND in Davidson County, Tennessee, being Lot No. 417 on the Plan of Section Two, Sunset View, as of record in Book 2663, Page 52, Register's Office for said County.

Said Lot No. 417 fronts 115 feet on the southerly side of Donna Hill Drive and runs back between lines 358.73 feet along the easterly line and 365.5 feet along the westerly line to a dead line on which it measures 115.3 feet.

BEING the same property conveyed to Donna Kay Merritt and Jack Anthony Thompson, as tenants in common, by Executrix's Deed from Donna Kay Merritt, Executrix of the Estate of Barbara Jane Shippey Thompson, dated 10/31/2022 and recorded 11/7/2022 in Instrument No. 20221107-0119564, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Jack M. Thompson and wife, Barbara S. Thompson by Warranty Deed from Sterling Homes, a partnership composed of Jerald V. Peiser, Mrs. Eugene S. Peiser and Alvin D. Garfinkel, dated 4/7/1959 and recorded 4/10/1959 in Book 2884, Page 385, Register's Office for Davidson County, Tennessee.

The above described property is not, nor ever has been the principal or marital residence of the grantor, grantor's spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 6479, Page 177; All existing easements and all other matters shown on plat of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as 2808 Donna Hill Drive, Nashville, TN 37214

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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/our hand(s) this 18th day of December, 2024

Donna Kay Merritt

Donna Kay Merritt

Jack A. Thompson Anthony

Jack A. Thompson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18th day of December, 2024, before me personally appeared Donna Kay Merritt and Jack Anthony Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of December, 2024.

Notary Signature
My commission expires: 8.19.28

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23622-DS

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/18/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/18/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of December, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

