THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-8113-WE

Karen Johnson
Batch # 1218643
12/20/2024 11 11 25 AM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20241220-0099096

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Belle Meade Title and Escrow Corporation, Trustee	owner	
109 Kenner Avenue, Suite 201		103-06-0-123.00
Nashville, TN 37205		
(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, WE, **Jerry W. Blair and wife, Joy S. Blair**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belle Meade Title and Escrow Corporation, Trustee**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No 44 on the Plan of Brookside Courts Addition No 2, of record in Plat Book 1835, Page 47, Register's Office for said County

Said Lot No 44 fronts 102 53 feet on the southerly side of Kendall Drive, and fronts 108 2 feet on the westerly side of White Bridge Road, said frontages being joined by a curve having a length of 41.25 feet and extends back 125 2 feet on the westerly line and 119 9 feet on the southerly line to a point of intersection

Being the same property conveyed to Jerry W Blair by Warranty Deed from Roberta Blankenship, unmarried of record in Book 7153, page 25, Register's Office for Davidson County, Tennessee, dated February 25, 1987 and recorded on March 02, 1987. Joy S. Blair, spouse of Jerry W Blair, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5603 Kendall Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this the 19 day of DECEMBER, 2024.

Jerry W. Blair

Joy S. Blair

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry W. Blair and Joy S. Blair,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 19 day of DECEMBER, 2024

My Commission expires 11.8.27

Notary Public

