WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $272,000.00

Affiant

Karen Johnson Davidson County
Batch# 1220277 DEEDWARR
12/27/2024 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20241227-0100254

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/24/2028

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Max Enterprise, LLC	Max Enterprise, LLC	042-15-0-093.00
(NAME) 204 Linda Lane	(NAME) 204 Linda Lane	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Teresa Ann Blankenship, a widow, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Max Enterprise, LLC, a Limited Liability Company , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Map of Blair Heights, Section 2, of record in Book 2133, Page 51, Register's Office for Said County, and Described as follows:

Beginning at a point in the westerly margin of Linda Lane, at the corners of Lots 20 and 21; thence with the line between said lots, northwesterly 334.14 feet to a point; thence northerly 84 feet to a corner of Lot 23; thence with the line between Lot Nos. 21 and 23, Easterly 160.23 feet to a corner of Lot 22; thence with the Line between Lots 21 and 22, southeasterly 240.45 feet to the margin of Linda Lane; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

Being the same property conveyed to Teresa Ann Blankenship by Administrator's deed from Teresa Ann Blankenship, as Administratrix of the estate of Arthur Frazer

Blankenship, dated August 19, 1994 and recorded August 22, 1994 in Book 9442, Page 605, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 204 Linda Lane, Madison, TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2024.

Teresa Ann Blankenship

Teresa Ann Blankenship

STATE OF TENNESSEE
COUNTY OF

On this 18th day of December, 2024, before me personally appeared Teresa Ann Blankenship, 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.

Dananna Durrett
Notary Signature
My commission expires: 1-11-2026

DANANNA DURRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/18/2024 (date of document).

Jennifer Russell
Affiant Signature

12/23/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

