Karen Johnson Davidson County
Batch# 1221109 DEEDWARR
12/30/2024 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,614.87
20241230-0100811

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241149375

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $436,450.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle Blunt and Megan Blunt 613 Templewood Drive Nashville TN 37214	**New Owner**	Tax Parcel ID No. 096-11-0-078.00

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, **Dana Ruzicka and Mark Embler, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Blunt and Megan Blunt, husband and wife,** ("Grantees"), their 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. 618 on the Plan of Cloverhill Section No. VIII of record in Plat Book 2331, Page (s) 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dana Ruzicka and Mark Embler, wife and husband by Warranty Deed from Lacy Delon and Rachael Kallie Delon, wife and wife, as Joint Tenants of record in Instrument No. 20190315-0023889 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 15, 2019.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 10 and 11, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2145, Page 262, made applicable to Section 8 by instrument of record in Book 2334, Page 307, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed of Conveyance of Water Mains to the City of Nashville of record in Book 2338, Page 577, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Book 6249, Page 554, in the Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement to Metro Govt of record in Book 5165, Page 646, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 613 Templewood Drive Nashville TN 37214

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, Grantors have executed this instrument on this 27th day of December, 2024.

Dana Ruzicka

Mark Embler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana Ruzicka and Mark Embler, 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 27th day of December, 2024.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 23, 2026

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **December 27, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

12/27/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025