WARRANTY DEED

Karen Johnson Davidson County
Batch # 1225801 DEEDWARR
01/13/2025 02:23:19 PM 2 pgs
Fees: $13.00 Taxes: $1,583.60

20250113-0002614

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dakota Logan Shanes	CMG Mortgage, Inc.	095-12-0-041.00
(NAME)	(NAME)	
2517 Woodberry Drive	3160 Crow Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lou Ann Twitty, Devisee under the last will and testament of Peggy Glenn Blunkall**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dakota Logan Shanes,** hereinafter called the GRANTEE(S), his/her/their 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. 13 on the Plan of Woodberry Park, as shown by plat of record in Plat Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Felix M. Blunkall Jr. and wife Peggy Glenn Blunkall, a widow by Warranty Deed from Mayfair Homes, Inc., dated 05/01/1956, of record in Book 2537, Page 535, Register's Office for Davidson County, Tennessee.

The said Felix M. Blunkall Jr. died on 5/11/2000, leaving the said Peggy Glenn Blunkall the sole surviving tenant by the entirety.

Being the same property conveyed to Peggy Glenn Blunkall and Lou Ann Blunkall Twitty, as joint tenants with right of survivorship by Quitclaim Deed from Peggy Glenn Blunkall, a widow, dated 01/16/2007, of record in Instrument No. 20070117-0006673, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy Glenn Blunkall by Quitclaim Deed from Lou Ann Blunkall Twitty, dated 09/28/2016, of record in Instrument No. 20161010-0106794, Register's Office for Davidson County, Tennessee.

The said Peggy Glenn Blunkall died testate on 02/05/2017. The last will and testament of Peggy Glenn Blunkall of record in Case No.: 24P1149 in Seventh circuit Court of Davidson County, Tennessee (Probate Division), and recorded in Instrument No.: 20240709-0051414, said Register's Office and the order to Establish Muniment of Title of record in Instrument No.: 20240709-0051413, said Register's Office, devised subject property to Lou Ann Twitty.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2517 Woodberry Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 8th day of January, 2025.

Grantor:

By: _____
Lou Ann Twitty, devisee under the last will and testament of Peggy Glenn Blunkall

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lou Ann Twitty, Devisee under the last will and testament of Peggy Glenn Blunkall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of January, 2025.

_____
Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

