2

WARRANTY DEED

(SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 FILLSBORO PIKE, STE 300
NASHVILLE, TN 37215
BOX 10-A

Karen Johnson
Batch # 1228453
01/21/2025 10 36 16 AM
Fees $13 00 Taxes $2,645 50

Davidson County
DEEDWARR
2 pgs

20250121-0004379

File #24-TC-0908-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January, 2025

Notary Public My Commission Expires 10/4/27
MY COMMISSION EXPIRES _____

KEITH D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Alexandra De La O and Catherine Milwee	Legacy Home Loans	
(NAME)	(NAME)	
908A Marilyn Road	405 Hwy 76	**091 06 1W 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	White House, TN 37188	
(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 consideration, the receipt of which is hereby acknowledged,

MATTHEW P. BLECKE, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDRA DE LA O, UNMARRIED AND CATHERINE MILWEE, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No A of THE HOMES AT 908 MARILYN ROAD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE HOMES AT 908 MARILYN ROAD, a Horizontal Property Regime, of record in Instrument No 20210712-0093062, in the Register s Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Matthew P Blecke, an unmarried person, by Warranty Deed from P&P Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20221206-0127135, in the Register's Office of Davidson County, Tennessee, dated December 02, 2022, and recorded on December 06, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK, as recorded in Plat Book 2331, Page 17
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20210712-0093062
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MATTHEW P. BLECKE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250121-0004378 , Register's Office for **Davidson** County, Tennessee*

This is ____ **unimproved** __X___ **improved** property known as 908A Marilyn Road, 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(S), their heirs and 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), 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 the 17th day of January, 2025.

Matthew P. Blecke by, attorney in Fact

Matthew P Blecke by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MATTHEW P BLECKE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MATTHEW P. BLECKE**

Witness my hand and official seal this **17th** day of **January**, **2025.**

Notary Signature
My Commission Expires:

TONYA B CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP JULY 22 2025