Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Blunkall and Brenda Leigh Blunkall, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann Marie Slaughter, an unmarried woman, and Cameron Bergert, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 44 Plan of Woodberry Park, as record in Plat Book 2133, Page 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine A. Warrick and James E. Blunkall, married by Cash Deed for Tennessee Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20101021-0084310 Register's Office for Davidson County, Tennessee, dated October 12, 2010 and recorded on October 21, 2010.

Being the same property conveyed to James E. Blunkall and Brenda Leigh Blunkall by Quitclaim Deed from Katherine A. Warrick of record in Instrument No. 20220214-0016581, Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 14, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2501 David Drive, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ann Marie Slaughter Cameron Bergert 2501 David Drive Nashville, TN 37214	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	095-08-0-144.00

Karen Johnson Davidson County
Batch# 1232961 DEEDWARR
02/03/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20250203-0007967

WITNESS THE EXECUTION HEREOF this 31st day of January, 2025.

James E. Blunkall

Brenda Leigh Blunkall

State of Tennessee)
County of Davidson)

On this 31st day of January, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James E. Blunkall and Brenda Leigh Blunkall**,** the bargainor(s), to me known (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) described in and who executed the ~~foregoing~~ instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 407,500.00.**

Affiant

Sworn and subscribed before me on this the 31st day of January, 2025.

Notary Public

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of January, 2025.

Affiant Signature

Date 1-31-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028