Karen Johnson Davidson County
Batch# 1240535 DEEDWARR
02/25/2025 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20250225-0013896

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mitchell Blackmore and Brook Blackmore	Mitchell Blackmore and Brook Blackmore	Parcel ID: 096 15 0 003.00
(NAME) 3103 Lakeland Drive	(NAME) ~~3103 Lakeland Drive~~ 581 Pee Dee Branch Rd. Cottontown, TN 37048	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ~~Nashville, TN 37214~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicholas Kirk, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mitchell Blackmore and Brook Blackmore, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One:
Land in Davidson County, Tennessee, being Lot No. 908 on the Plan of "Cloverhill, Section No. XI", of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 908 fronts 80 feet to the South side of Lakeland Drive and runs back between lines 486.3 feet, more or less, on the West line and 393.4 feet more or less, on the East line to McCrory Creek, measuring 123 feet, more or less, thereon.

Tract Two:
Land in Davidson County, Tennessee, being part of Lot 907 on the Plan of "Cloverhill Section No. XI" as of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee.

Beginning at a point on the line between Lots 907 and 908, said point being located 150 feet South of the common front corner on Lakeland Drive; thence Southwardly along said line, passing a witness line at 14 feet, a total distance of 336 feet, more or less, to a point in the center of McCrory Creek; thence along the center of said creek Westwardly 110 feet, more or less, to a point in the Easterly margin of Ironwood Drive; thence along the Easterly margin of Ironwood Drive Northwardly, passing a witness line at 335 feet, a total distance of 343.6 feet, more or less, to a point; thence Easterly 110 feet to the beginning.

Being the same property conveyed to Nicholas Kirk and Amanda McElyea, both unmarried from Hilda Hill, a married woman by Warranty Deed dated April 13, 2017 and recorded on April 18, 2017 in Instrument No. 20170418-0037690, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nicholas Kirk, unmarried, from Amanda McElyea n/k/a Amanda Ann McElyea Kirk, unmarried by Quitclaim Deed dated February 21, 2025 and recorded on 2-25-25 in Instrument No. 202502250013895, Register's Office for 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 3103 Lakeland 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 24th day of February, 2025

Nicholas Kirk

STATE OF TENNESSEE

COUNTY OF SUMNER

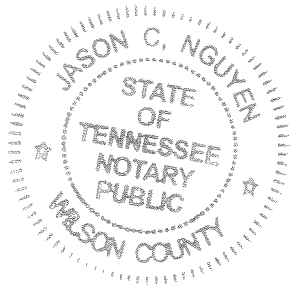
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nicholas Kirk, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

February 24, 2025.

Date

Affiant Signature

February 25, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON