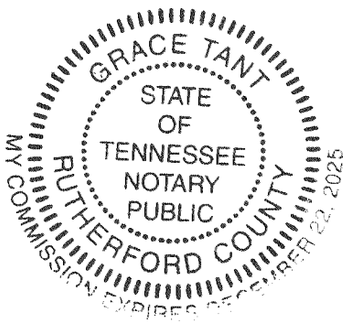
Karen Johnson Davidson County
Batch# 1247704 DEEDWARR
03/19/2025 07:40:30 AM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20250319-0019271

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,170,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2025.

Notary Public

My commission expires: 12-22-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Michael Blatchford and Daniela G. Ruiz Blatchford	New Owner	072-04-0-134.00
1707 Stratford Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZACHARY R. WILLIAMS AND STACY WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW MICHAEL BLATCHFORD AND DANIELA G. RUIZ BLATCHFORD**, **HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 the Southerly 50 feet of Lot No. 2 and The Northerly 50 feet of Lot No. 3 of Block "D" on the Plat of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee, described as follows:

Said Parts of Lot Nos. 2 and 3 front together 100 feet on the Easterly side of Stratford Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Zachary R. Williams and Stacy Williams, husband and wife by Warranty Deed from Samuel H. Moody and wife, Margaret M. Moody of record in Instrument No. 20160111-0002826 Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 11, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1707 Stratford Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2025.

Zachary R. Williams

Stacy Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary R. Williams and Stacy Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of March, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

True Copy Certification

I, Allison Gratny, 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 the 13th day of March, 2025.

Affiant Signature

3/13/25
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 13 day of March, 2025.

Notary's Signature

My Commission Expires: 8-21-27

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY