Karen Johnson Davidson County
Batch# 1256363 DEEDWARR
04/04/2025 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250404-0025550

# WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00 Christopher J. Pamplin
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 04/02/2025.
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-11-26

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 1407-25NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Christopher Pamplin and Alice Olivia Haley** | Regions Bank | 187-9-A-264.00-CO |
| 2139 Kirkwall Drive | 2050 Parkway Office Cir | |
| Nolensville, TN 37135 | Birmingham AL 35244 | |

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,

**Helayne D. Blouin, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher Pamplin, and Alice Olivia Haley, Husband and Wife**

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 264, as shown on the plan Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for complete details.

Being the same property conveyed to Helayne D. Blouin, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160302-0020077 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 2139 Kirkwall Drive Nolensville, TN 37135

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 2, 2025.

Helayne D Blouin

Helayne D. Blouin

**STATE OF TENNESSEE**

**COUNTY OF RUTHERFORD**

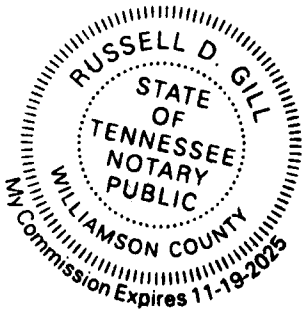
Personally appeared before me, a Notary Public of said County and State, Helayne D. Blouin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 2, 2025.

Russell D. Gill

Notary Public

My Commission Expires: 11-19-2025




**File #: 1407-25NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 4/2/2025 (date of document).

Affiant Signature

4/2/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL