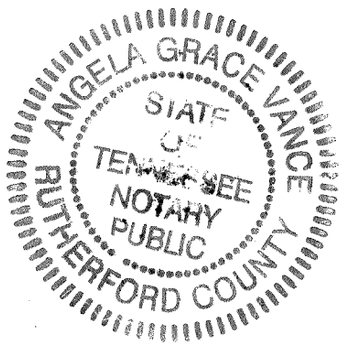
Karen Johnson Davidson County
Batch# 1259863 DEEDWARR
04/14/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20250414-0028215



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $549,900.00

Affiant

Subscribed and sworn to before me, this 8 day of April, 2025.

Notary Public
My commission expires:
12-2-28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Blocker **Georgia Blocker**	**FIRST COMMUNITY MORTGAGE**	**04213003700**
801 Tuckahoe Dr	**262 Robert Rose Drive**	
Madison, TN 37115	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 801 Tuckahoe Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Georgia Blocker and John Blocker, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 1, Kemper Heights, Section Four, of record in Book 2854, Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 801 Tuckahoe Drive Trust, by Warranty Deed from Laura Anne Douglas, unmarried, formerly known as Laura Anne Carney, datedAugust 1, 2024, of record in Instrument No. 20240802-0058857, in the Register's Office for Davidson County, Tennessee.

The 801 Tuckahoe Drive Trust retains the right of first refusal to purchase the Subject Property if the purchaser, his/her/their heirs, successors, and/or assigns, decide at any time to offer the property for sale to any party other than The 801 Tuckahoe Drive Trust pursuant to the terms and provisions of that Right of First Refusal Agreement entered into by and between the Grantor and Grantee herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as: 801 Tuckahoe Dr. Madison, TN 37115

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 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.

Date: 4-8-25

The 801 Tuckahoe Drive Trust

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 801 Tuckahoe Drive Trust and that she is authorized by the 801 Tuckahoe Drive Trust to execute this instrument on its behalf.

Witness my hand, at office, this 8 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/8/25 (date of document).

Jennifer Russell
Affiant Signature

4/14/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

