Karen Johnson
Batch # 1265948
04/30/2025 10:41:05 AM
Fees: $13.00 Taxes: $3,145.00
Davidson County
DEEDWARR
2 pgs
20250430-0033285

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5616-AJ

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Johnetta Blakely and Martin Blakely 308 Walnut Drive Nashville, TN 37205	New Owner	104 14 0 075.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Rozanne Haddad, Trustee of The Amended and Restated Wisam & Rozanne Haddad Revocable Trust dated October 20, 2014 (individually and/or collectively, "Grantor"), transfer and convey unto Laura Johnetta Blakely and Martin Blakely, a married couple (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of realty situated in Davidson County, Tennessee and being described as follows, to wit:

Being the Southerly parts of Lots Number 51 and 52 on the Plan of BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, as of record in Plat Book 421, Page 16 of WESTMORELAND PLACE, of the Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the Easterly margin of 30th Avenue South, at a point 111 ft South of the dividing line between Lots Number 45 and 51, said point being the Southwest corner of the property conveyed to Elizabeth Compton by Deed from Allen Dobson and wife, or record in Book 1036, Page 318, of the Register's Office for Davidson County, Tennessee; thence with said Compton's Southerly line, Eastwardly 120 ft more or less to the dividing line between Lots Numbers 52 and 53; thence with said dividing line between Lots Numbers 52 and 53; thence with said dividing line Southwardly 89 ft more or less to the Northerly margin of West Linden, formerly Sunset Avenue; thence with said Avenue, Westwardly to the beginning of a curve; thence around said curve in a Northwardly direction to the Easterly margin of 30th Avenue South; thence with said Avenue Northwardly 75 ft, more or less to the beginning.

Being the same property conveyed to Wisam B. Haddad and Rozanne Haddad, Trustees of the Wisam and Rozanne Revocable Trust, dated April 27, 2005, by Quitclaim Deed from Wisam B. Haddad and Rozanne Haddad, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of record in Instrument No. 20130725-0077386, in the Register's Office of Davidson County, Tennessee, dated July 08, 2013 and recorded on July 25, 2013.

Being the same property conveyed to Wisam B. Haddad and Rozanne Haddad, husband and wife, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed from Wisam B. Haddad and Rozanne Haddad, Trustees of the Wisam and Rozanne Revocable Trust, dated April 27, 2005, of record in Instrument No. 20130725-

0077384, in the Register's Office of Davidson County, Tennessee, dated July 08, 2013 and recorded on July 25, 2013.

Being the same property conveyed to Wisam B. Haddad and Rozanne Haddad, Trustees of the Wisam and Rozanne Revocable Trust, dated April 27, 2005, by Quitclaim Deed from Wisam B. Haddad and wife, Rozanne Haddad, of record in Instrument No. 20090304-0019123, in the Register's Office of Davidson County, Tennessee, dated February 27, 2009 and recorded on March 04, 2009.

Being the same property conveyed to Wisam B. Haddad and wife, Rozanne Haddad, by Warranty Deed from Charlie Evilcizer, of record in Instrument No. 20060602-0065055, in the Register's Office of Davidson County, Tennessee, dated May 24, 2006 and recorded on June 02, 2006.

This is improved property located at: **2224 30th Avenue South, Nashville, TN 37212**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2025.

GRANTOR:

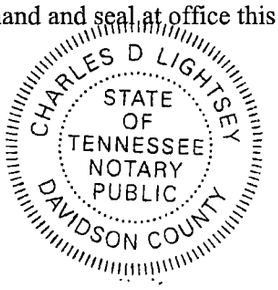
The Amended and Restated Wisam & Rozanne Haddad Revocable Trust dated October 20, 2014

By: Rozanne Haddad
Rozanne Haddad, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rozanne Haddad, Trustee of The Amended and Restated Wisam & Rozanne Haddad Revocable Trust dated October 20, 2014, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2025.



Notary Public
My Commission expires: 3/3/26