Name and Address of New Owner:
Andrew Jack Blizzard and Bradley Joseph Blizzard
15 Decatur Street
Nashville, TN 37210

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1277536 DEEDWARR
05/27/2025 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250527-0041363

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09316038800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lea Wilks, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Jack Blizzard, an unmarried man, and Bradley Joseph Blizzard, a married man, tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 15 feet of Lot No. 7 and the northerly 22 feet of Lot No. 8 of Block "G" on the Map of Hermitage Addition, as of record in Plat Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 37 feet on the easterly side of Decatur Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lea Wilks, unmarried by Warranty Deed from Roland Spencer and Timothy L. Wilson, dated February 23, 2022, of record in Instrument No. 20220308-0026389, and as corrected in Corrective Warranty deed of record in Instrument No. 20250523-004817, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 15 Decatur Street, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of May, 2025.

(SEAL)
Lea Wilks

STATE OF NEVADA
COUNTY OF CLARK

On this 22nd day of May, 2025, before me personally appeared Lea Wilks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2025.

Notary Signature
My commission expires: 01/22/2029

SHARON I. LOCKWOOD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-22-29
Certificate No: 08-8341-1

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$350,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary Signature
My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

202505270041363

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 05/22/2025 (date of document).

Affiant Signature

05/22/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 22nd day of May, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202505270041363